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Marine & Environmental Consultancy

Appropriate Assessment Screening for a Proposed Large-Scale Residential Development (LRD) at Kilnahue, Gorey, Co. Wexford.



19th December 2025

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: Glenveagh Homes Ltd.

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Document Control Sheet			
Project	Appropriate Assessment Screening for a proposed Large-Scale Residential Development (LRD) at Kilnahue, Gorey, Co Wexford.		
Report	Appropriate Assessment Screening		
Date	10th December 2025		
Version	Author	Reviewed	Date
Draft 01	Gayle O'Farrell	Bryan Deegan	10th December 2025
Planning	Gayle O'Farrell	Bryan Deegan	19th December 2025

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Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Glenveagh Homes Ltd. The project relates to a Large-scale Residential Development (LRD) at Kilnahue, Gorey, Co. Wexford.

The AA Screening stage examines the likely significant effects of the proposed development, either on its own, or in combination with other plans and projects, upon a European site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 30 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)[1]:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
    - *Structure and function, and the respective role of the site's ecological assets;*
    - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
    - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
    - *Role of the site within the biographical region and in the coherence of the European network; and,*
    - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation."*

[1] European Commission. (2007).Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:
    - Description of plan or project, and local site or plan area characteristics;
    - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
    - Identification and description of individual in combination effects likely to result from the proposed project;
    - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

      Conclusions
2) Appropriate Assessment (Natura Impact Statement):
    - Description of the European sites that will be considered further;
    - Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
    - Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
    - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
    - Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The project is not directly connected with, or necessary to, the management of European sites.

Project Description

Glenveagh Homes Ltd are applying for permission for a Large-Scale Residential Development consisting of the construction of: 413 no. residential units **(comprising 349 no. houses and 64 no. apartment/duplex/maisonettes)**; 1 no. creche; and all associated site development works including the provision of road widening works, pedestrian/cyclist facilities and a raised pedestrian crossing along Kilnahue Lane, a right hand turning lane on Carnew Road, drainage upgrade works, 4 no. ESB substations, footpaths, lighting, parking, bicycle and bin stores and landscaping/amenity areas located at Kilnahue, Gorey, Co. Wexford. Access will be provided via 2 no. new entrances onto Killnahue Land and 1 no. new entrance onto the Carnew Road. The proposed drainage upgrade works **will consist of works along Carnew Road, Grattan Row, McCurtain Street, Charlotte Row, Main Street, and Esmonde Street and extend into the townlands** of Gorey Hill, Coolishal Lower, Creagh Demesne, Gorey Corporation Lands, Goreybridge, & Milllands.

The site outline, site location and site architectural layouts are shown in Figures 1-4.

Landscape

The landscape strategy for the proposed development has been prepared by Simon Ronan Landscape Architects. The landscape masterplan is shown in Figure 5.

Drainage

An Infrastructure Report has been prepared by AKM Design Group for the proposed development. It outlines the following drainage strategy for the proposed development:

SURFACE WATER DRAINAGE

'The existing site is steeply graded greenfield site with poor infiltration characteristics. Runoff from the site discharges to an open channel along the southern border of the site which runs along Carnew Road. This watercourse gathers runoff from the fields and roads in the surrounding area and discharges to an existing watercourse and culvert which flows east and runs south of the existing Gaelscoil. This existing culvert is not yet mapped on the Uisce Eireann GIS system but it was examined during a site visit and is mapped by the EPA to connect to a tributary of the Banoge River.'

SURFACE WATER STRATEGY

'In the engineering assessment of surface water quality and routing management, the fall location of the rainwater and its subsequent flow route to the receiving environment play significant roles. Treatment will be determined based on these parameters. Both source and site-wide treatment/SUDS measures will be strategically positioned along various flow routes. Consultations with Wexford County Council at 247 and 32B Stage indicated a preference for nature-based drainage solutions which were implemented in the proposed drainage strategy for the site.

The subject site has six primary categories of surface water run-off: green space (Private Gardens), soft landscaping (Public Spaces), roofs, hard landscaping, parking, and roads. These categories are further differentiated based on public and private ownership. The implementation of sustainable urban drainage components depends on the flow trajectory and anticipated ownership and maintenance responsibilities. Each form is discussed, and concepts established

- *Green Space (Private Gardens & Private Communal Spaces).*

The primary recipients of the surface water are groundwater and plant uptake. Minimal maintenance is anticipated. To mitigate local flood risks, the design will include overflow gullies. For most storm events up to 1%AEP, there will be no input to the conveyance system, in accordance with the recommendations of the GDSDS.

- *Green Space (Public Parks)*

The primary recipients for surface water in these areas are groundwater and plant uptake. Landscaping and vegetation strategies will be employed to enhance drainage and promote plant water uptake. Flow paths and SuDS/NBS features direct runoff towards public open space. The open areas will be formed to encourage rainfall runoff to be managed as part of the landscape and it is anticipated that areas of greenspace may be subject to temporary ponding particularly after significant rainfall. Day-to-day rainfall runoff is proposed to travel along low flow route. Due to the steep topography of the site swales are proposed to manage excess runoff from open spaces.

- *Roofs (Housing Units)*

Run-off from the roofs will be guided through the stone buildup underneath the permeable paving and towards vegetated zones at the property's front. In extreme events, an overflow connection to the main conveyance drainage network will be provided.

- *Hard Landscaped Areas (footpaths)*

Water run-off in these regions will typically be channelled to edge drainage systems or to systematically arranged rain gardens, bio-retention areas, swales, tree pits, vegetated areas, and green spaces. Hard landscaped (Footpaths) surfaces are designed to slope towards green spaces, facilitating natural drainage to the subsoil or absorption by plants.

- *Roads (Public)*

Water run-off in roads areas will typically be channelled to kerb edge/road edge, which is then directed towards inlets (Dropped kerbs or similar) to green spaces/wetlands, tree pits, rain gardens, bioswales or depressions. Road runoff will flow over the edge into these spaces, facilitating natural filtration and absorption by the underlying geology or vegetation.'

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS) ASSESSMENT

'In accordance with the GDSDS and the limitations on drainage within the site it is proposed to provide SuDS for managing surface water from the development. The aim of the SuDS strategy for the site will be to:

- *Attenuate surface water runoff*
- *Reduce surface water runoff*
- *Reduce pollution impact*
- *Replicate the natural characteristics of rainfall runoff for the site*

An assessment of the potential SuDS that could be incorporated within the site was conducted using the SuDS Manual, CIRIA 753 and the BRE 365 Digest for Soakaway Design.'

FOUL WATER DRAINAGE

'Uisce Eireann records for the surrounding area show an existing 150mm gravity sewer south of the proposed development on Carnew Road. This flows east towards Gorey town centre and increases in size to 225mm once it passes the Ardmore estate 500m east of the subject site. All foul drainage ultimately drains to the Gorey Wastewater Treatment Plant (WWTP) and Pump Station before being pumped to the Courtown WWTP.'

The proposed drainage layout is shown in Figure 6.

Site-Specific Flood Risk Assessment

A site-specific flood risk assessment has been prepared by AKM Design Group for the proposed development. This report concluded with the following:

'The subject lands have been analysed for risks from flooding from the Irish Sea, fluvial flooding, pluvial Flooding and ground water. Whilst residential developments are considered highly vulnerable to flooding it has been determined that the residual flood risk from any source is low.'

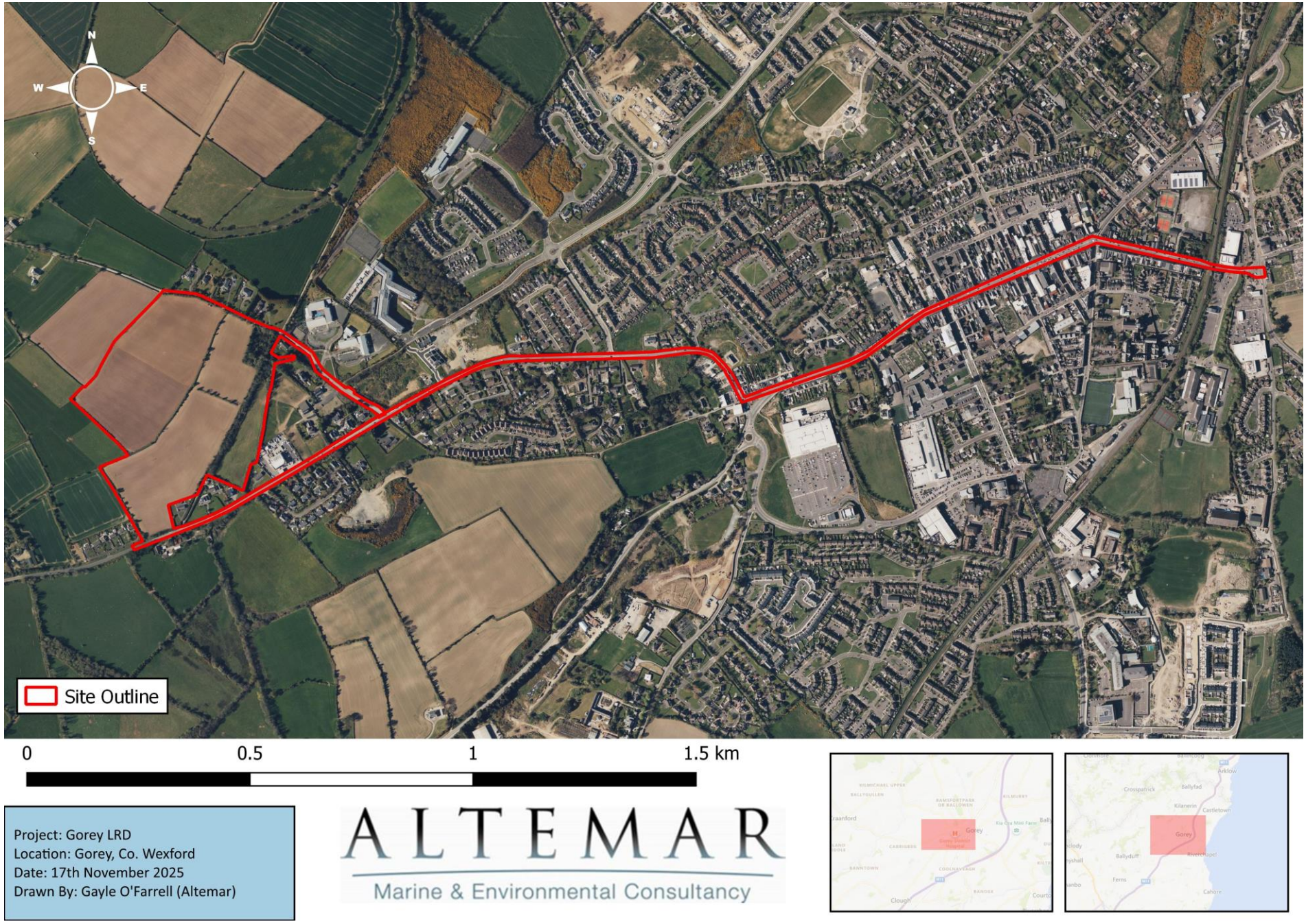


Figure 1. *Site outline*

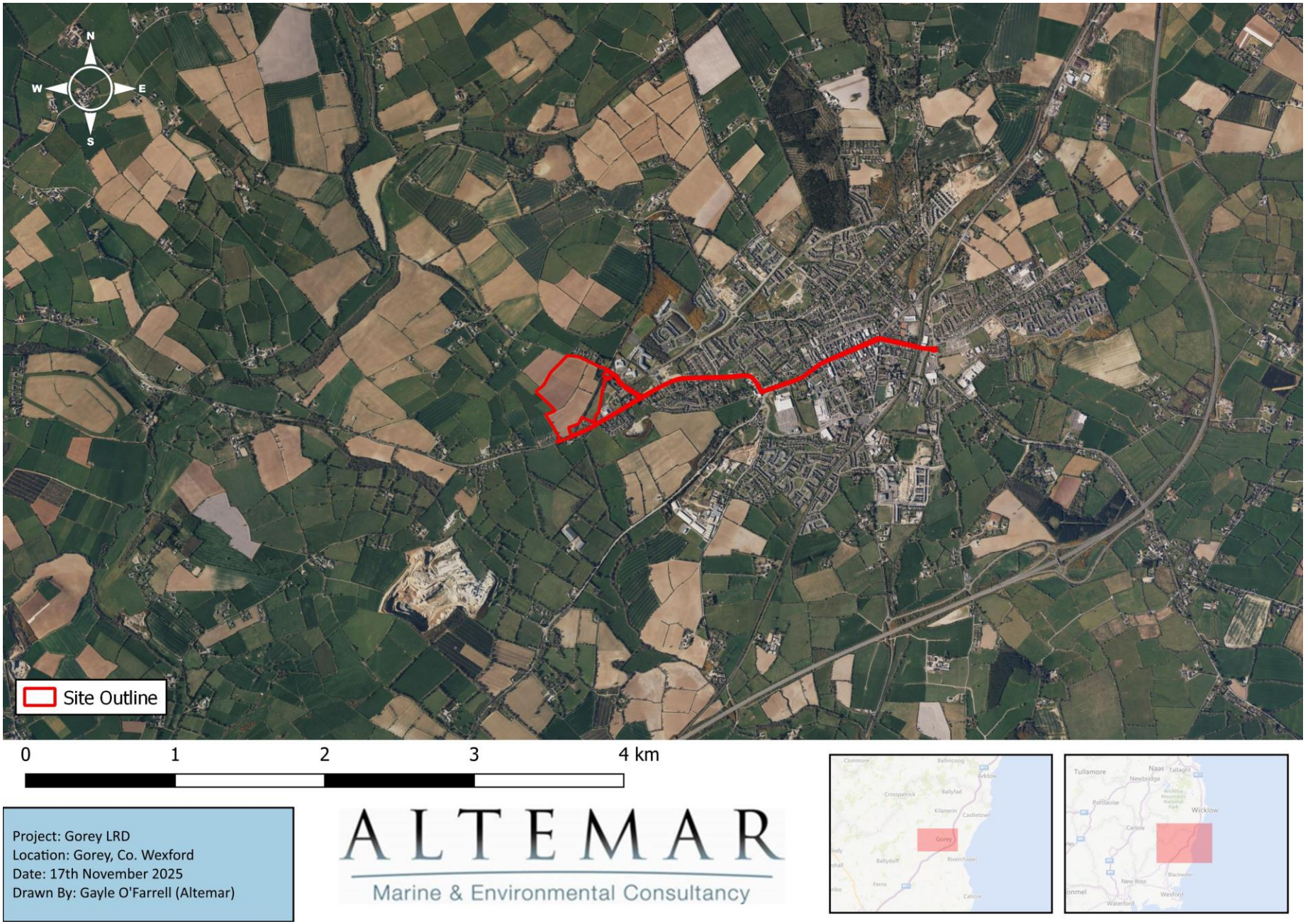


Figure 2. *Site location*



Figure 3. *Proposed site layout*



Figure 4. *Proposed contextual elevations*



Figure 5. *Proposed landscape masterplan*

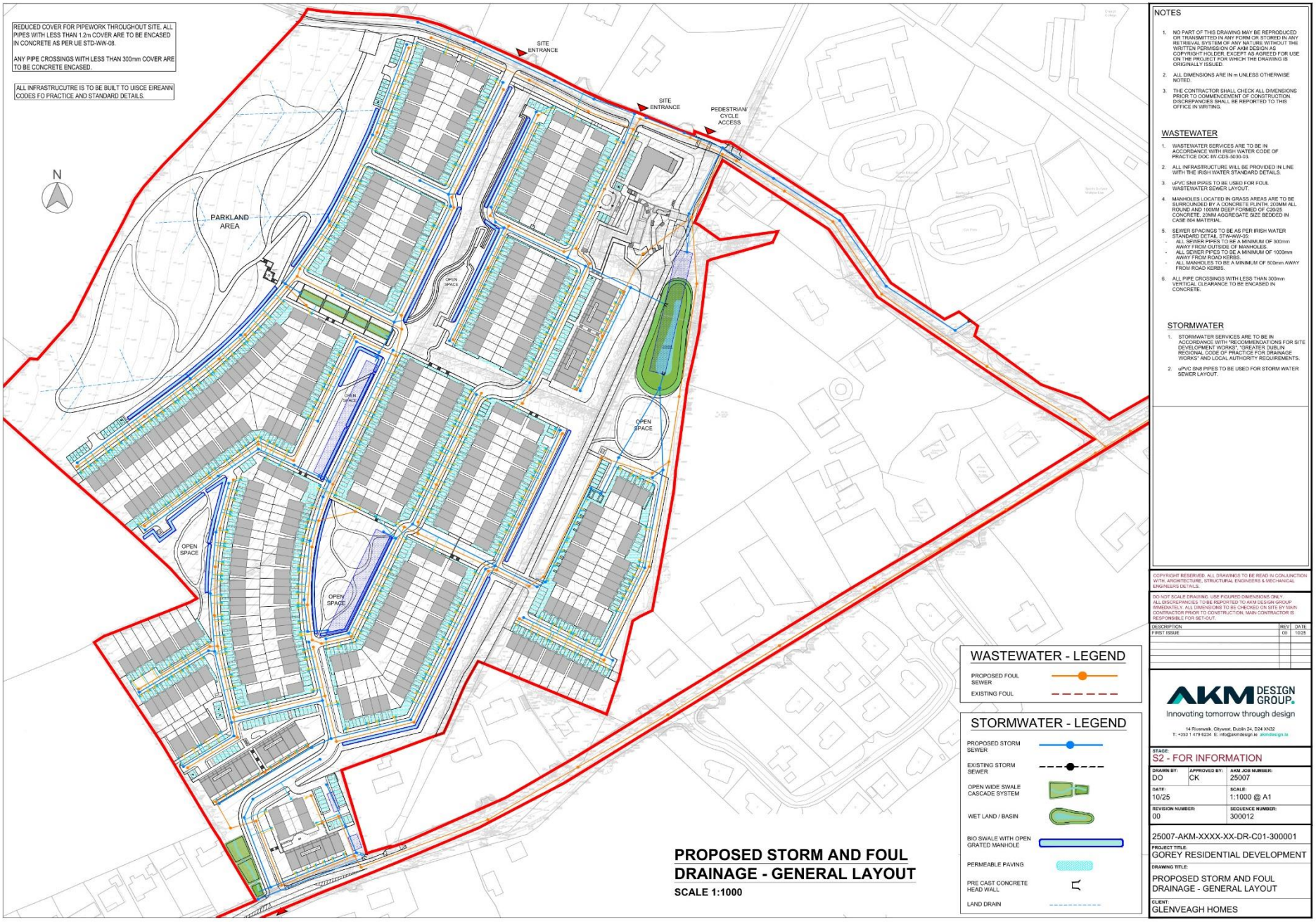


Figure 6. *Proposed drainage layout*

Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) "*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

The nearest Natura 2000 site is the Slaney River Valley SAC (1.2km). There is no hydrological or biodiversity connection to this SAC. After attenuation, surface water from Catchment A (which comprises the majority of the development site) will discharge to the nearby Ballyowen Stream, located approximately 140m north-east of the main development site area, via a gravity stormwater sewer along Kilnahue Lane. This stream discharges to the Banoge River, a tributary of the Owenavorragh River, prior to its outfall to the marine environment at Owenavorragh Estuary. Catchment B, a smaller area at the southern extent of the site, will drain to an open ditch along Carnew Road, which also discharges to the Banoge River. Out of an abundance of caution, it is considered that there is a weak indirect hydrological pathway to the Kilpatrick Sandhills SAC (10.2km), Cahore Polders and Dunes SAC (14.7km) and the Cahore Marshes SPA (14.0km) via the proposed surface water drainage. However, given the minimum distance from the proposed development site to these European Sites (>10km) along an extensive drainage network (including an attenuation pond and significant fluvial distance between the site and the marine environment), in addition to the extensive marine environment which the rivers ultimately discharge to, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and ultimately settle to negligible levels within the surface water drainage network, River Banoge & Owenavorragh, and the marine environment at Owenavorragh Estuary. Foul water will join the public network on Carnew Road where it will ultimately discharge and be treated at Courtown/Gorey WwTP under licence. According to the Annual Environmental Report[2], the WwTP is operating within capacity and has 11,244 PE of organic capacity remaining as of 2024. In the absence of mitigation, no significant effects on Natura 2000 sites are foreseen via surface and foul water drainage from the proposed development.

The ZoI of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites. Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZoI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km due to the extensive marine environment these sites are based within.

SACs and SPAs within 15km of the works site are demonstrated in Figures 7 and 8. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 9 & 10.

Table 1. Distances to NATURA 2000 sites within 15km (and beyond with a potential hydrological connection)

Natura 2000 Site	Code	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
Slaney River Valley SAC	IE000781	1.2 km	No
Kilpatrick Sandhills SAC	IE001742	10.2 km	No
Cahore Polders and Dunes SAC	IE000700	14.7 km	No
Special Protection Areas			
Cahore Marshes SPA	IE004134	14.0 km	No

[2] https://www.water.ie/sites/default/files/2025-09/D0046-01_2024_AER.pdf

Table 1. Initial screening of European sites within 15km and European sites within 15km with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000781	Slaney River Valley SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] *Alluvial forests with Alnus glutinosa* and *Fraxinus excelsior* (Alno-*Padion, Alnion incanae, Salicion albae*) [91E0] *Margaritifera margaritifera* (Freshwater Pearl Mussel) [1029] *Petromyzon marinus* (Sea Lamprey) [1095] *Lampetra planeri* (Brook Lamprey) [1096] *Lampetra fluviatilis* (River Lamprey) [1099] *Alosa fallax fallax* (Twaite Shad) [1103] *Salmo salar* (Salmon) [1106] *Lutra lutra* (Otter) [1355] *Phoca vitulina* (Harbour Seal) [1365] **Potential Impact** The proposed development site is located approximately 1.2km east from this SAC. There is no direct or indirect hydrological pathway from the site to this SAC. As this SAC occurs in a distinct and unrelated hydrological catchment to the proposed development site, there is no potential pathway for surface water or groundwater linkage to the subject lands. No potential impact is foreseen. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE001742	Kilpatrick Sandhills SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the

European Site Code	Name	Screened IN/OUT	Details/Reason
			overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Annual vegetation of drift lines [1210] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Atlantic decalcified fixed dunes (*Calluno-Ulicetea*) [2150] **Potential Impact** The proposed development site is located approximately 10.2 km from this SAC. There is no direct pathway from the site to this SAC. There is a weak indirect hydrological pathway from the subject site to this SAC via surface water drainage. Surface water drainage will be directed to an existing public network which ultimately outfalls to the marine environment at the Owenavorragh Estuary. However, given the minimum distance from the proposed development site to this SAC (10.2 km), the extensive drainage network (including an attenuation pond) and significant fluvial distance between the site and the marine environment, in addition to the extensive marine environment which the rivers ultimately discharge to, any pollutants, dust or silt laden run off that may enter this netwrok will be dispersed, diluted, and ultimately settle within the surface water drainage network, River Banoge & Owenavorragh, and the marine environment at Owenavorragh Estuary. Foul wastewater will join the public network on Carnew Road and it is considered that there will be sufficient capacity within the Courtown/Gorey WwTP to facilitate the development. Foul wastewater will be treated along this public network under licence. In the absence of mitigation, no significant effects on this SAC are foreseen via surface and foul water drainage from the proposed development. **No significant effects are likely.**
IE000700	Cahore Polders and Dunes SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Annual vegetation of drift lines [1210] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] **Potential Impact** The proposed development site is located approximately 14.7km from this SAC. There is no direct pathway from the site to this SAC. There is a weak indirect hydrological pathway from the subject site to this SAC via surface water drainage. Surface water drainage will be directed to an existing public network which ultimately outfalls to the marine environment at the Owenavorragh Estuary. However, given the minimum distance from the proposed development site to this SAC (14.7 km), the extensive drainage network (including an attenuation pond) and significant fluvial distance between the site and the marine environment, in addition to the extensive marine environment which the rivers ultimately discharge to, any pollutants, dust or silt laden run off that may enter this netwrok will be dispersed, diluted, and ultimately settle within the surface water drainage network, River Banoge & Owenavorragh, and the marine environment at Owenavorragh Estuary. Foul wastewater will join the public network on Carnew Road and it is considered that there will be sufficient capacity within the Courtown/Gorey WwTP to facilitate the development. Foul wastewater will be treated along this public network under licence. In the absence of mitigation, no significant effects on this SAC are foreseen via surface and foul water drainage from the proposed development. **No significant effects are likely.**
Special Protection Areas			
IE004134	Cahore Marshes SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Wigeon (*Anas penelope*) [A050] Golden Plover (*Pluvialis apricaria*) [A140] Lapwing (*Vanellus vanellus*) [A142] Greenland White-fronted Goose (*Anser albifrons flavirostris*) [A395] Wetland and Waterbirds [A999] **Potential Impact** The proposed development site is located approximately 14.0 km from this SPA. There is no direct pathway from the site to this SPA.

European Site Code	Name	Screened IN/OUT	Details/Reason
			There is a weak indirect hydrological pathway from the subject site to this SPA via surface water drainage. Surface water drainage will be directed to an existing public network which ultimately outfalls to the marine environment at the Owenavorragh Estuary. However, given the minimum distance from the proposed development site to this SPA (14 km), the extensive drainage network (including an attenuation pond) and significant fluvial distance between the site and the marine environment, in addition to the extensive marine environment which the rivers ultimately discharge to, any pollutants, dust or silt laden run off that may enter this netwrok will be dispersed, diluted, and ultimately settle within the surface water drainage network, River Banoge & Owenavorragh, and the marine environment at Owenavorragh Estuary. Foul wastewater will join the public network on Carnew Road and it is considered that there will be sufficient capacity within the Courtown/Gorey WwTP to facilitate the development. Foul wastewater will be treated along this public network under licence. Given the minimum distance to this SPA (14 km), no significant noise or vibration impacts on this SPA are foreseen. In the absence of mitigation, no significant effects on this SPA are foreseen from the proposed development. **No significant effects are likely.**

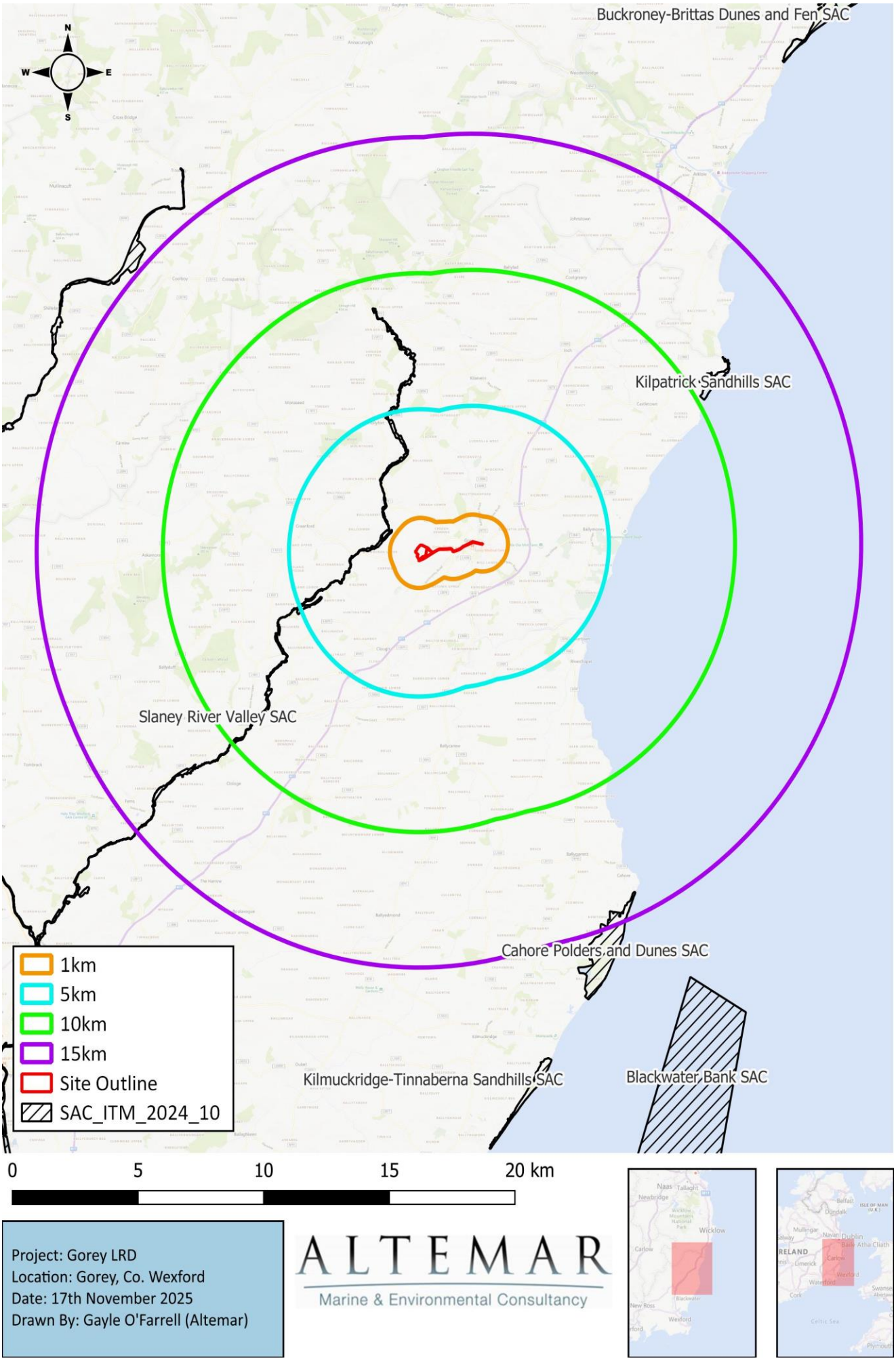


Figure 7. *SACs within 15km of the subject site*

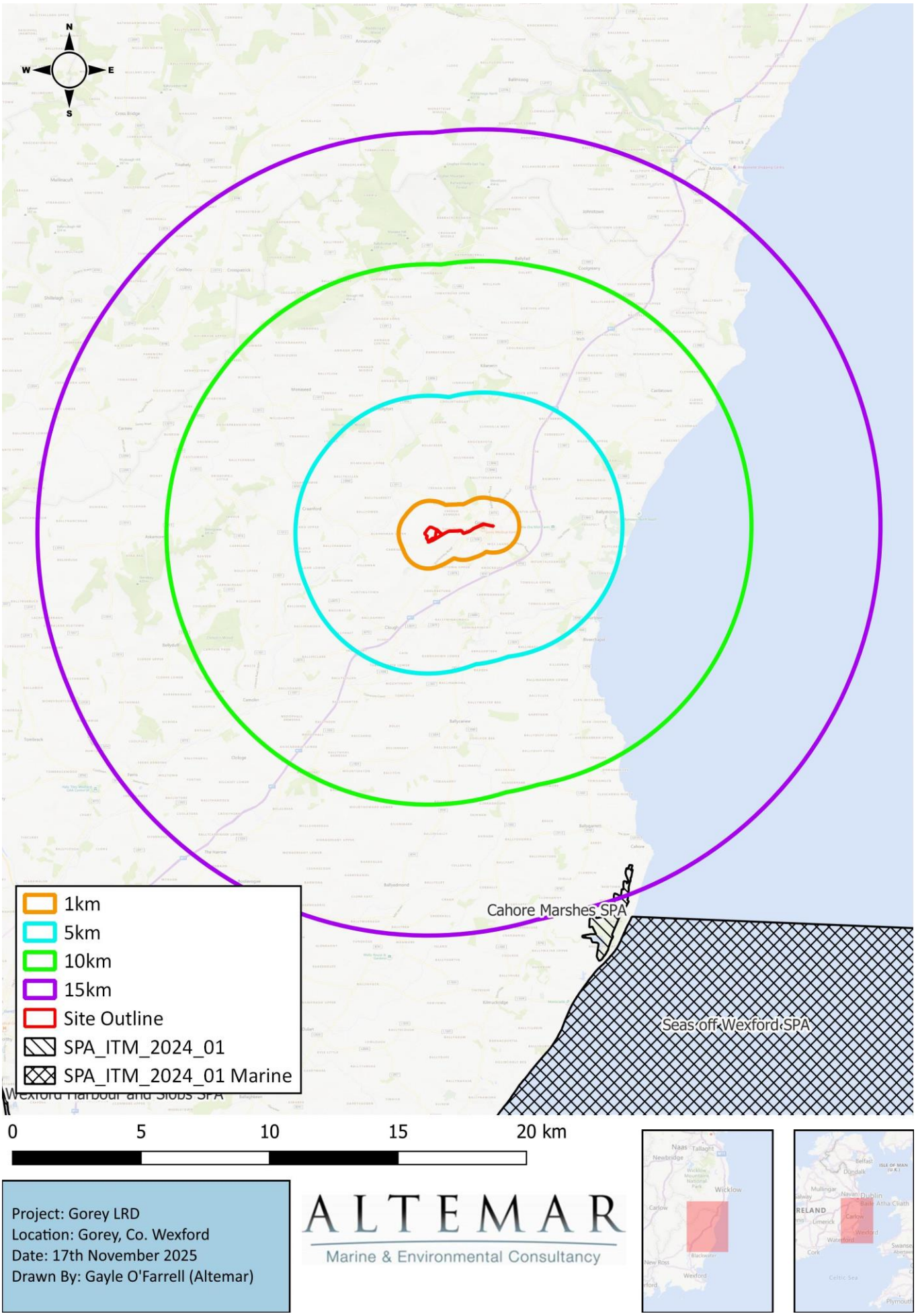


Figure 8. *SPAs within 15km of the subject site*

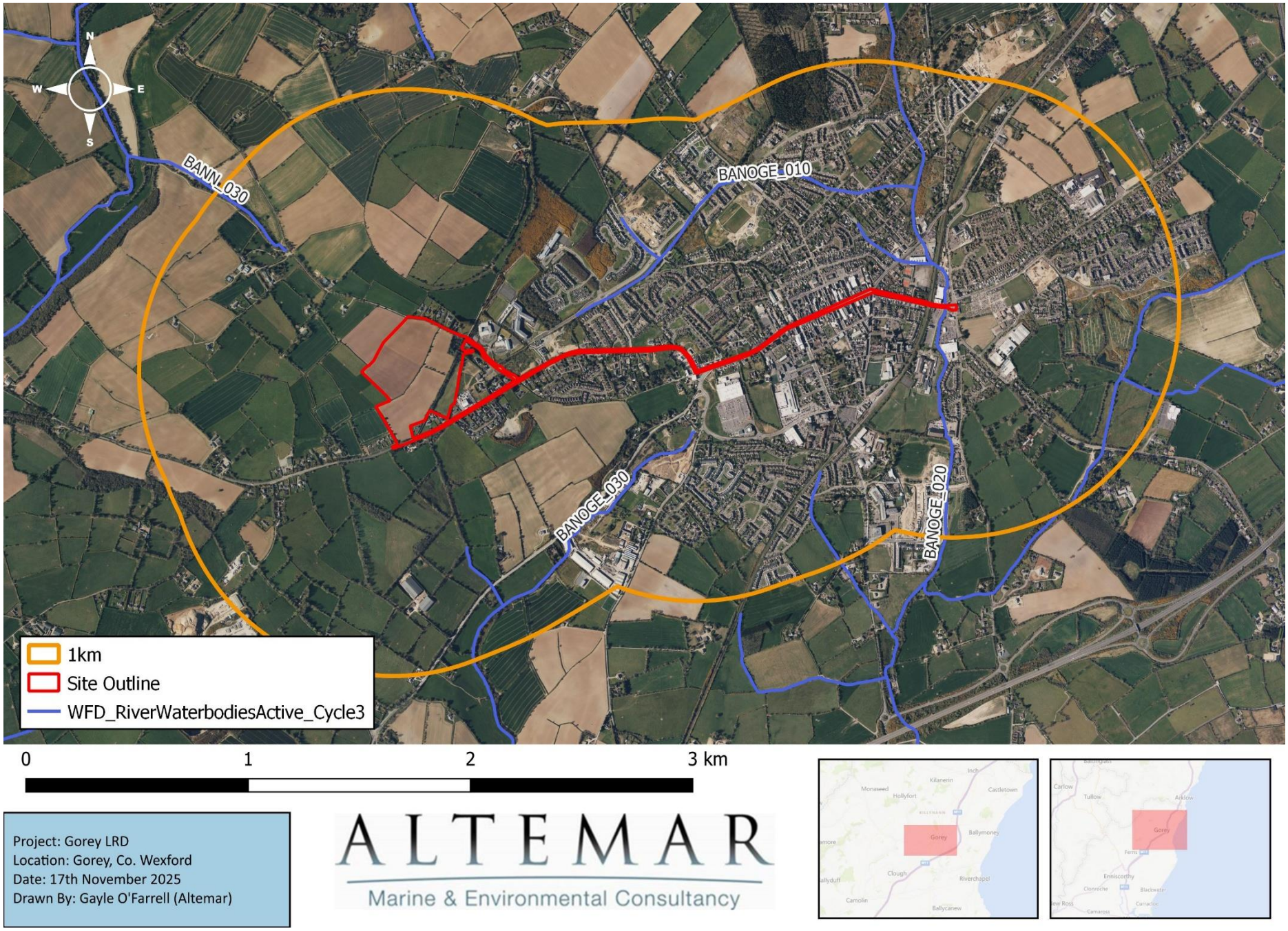


Figure 9. *Watercourses within 1km of the proposed development site*

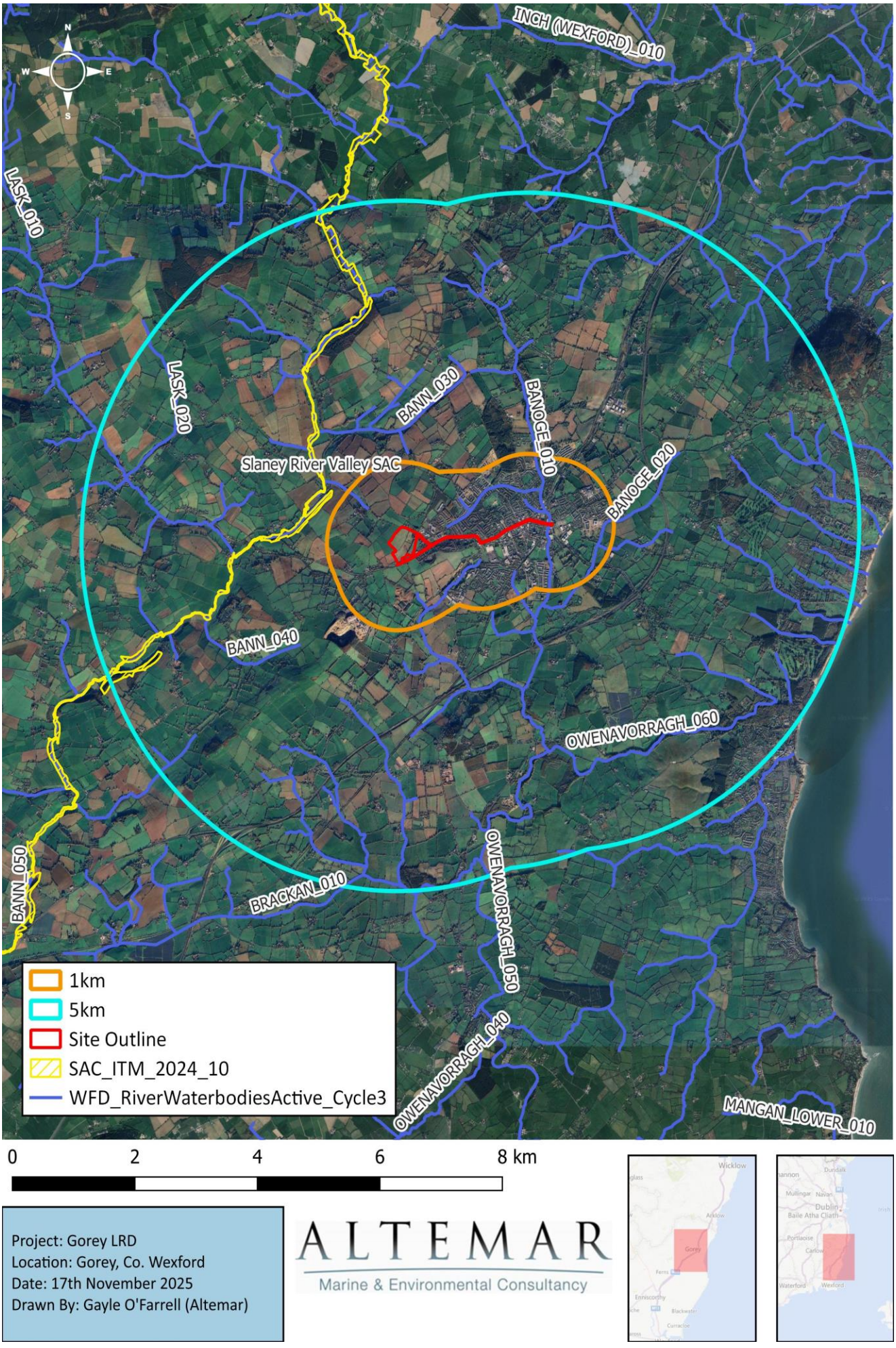


Figure 10. *Watercourses and SACs near the subject*

In-Combination Effects

There are several development proposals located in the areas surrounding the subject site. The following is a list of planning application(s) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. In-combination effects considered

Ref. No.	Development Description	Decision
20200467E	Permission is sought for 83 no. residential dwellings, 300 sq.m. single storey community football club clubhouse and all-weather sports pitch and all associated site works. The residential dwellings consist of 10 no. 3-bed 2 storey 121 sq.m. semi-detached house, 4 no. 3 bed 2 storey 126.4 sq.m. and 4 no. 3 bed 2 storey 140.6 sq.m. semi-detached house, 8 no. 3 bed 109.9 sq.m. 2 storey end of terrace house, 11 no. 3 bed 105.7 sq.m. 2 storey mid terrace house, 46 no. 3 storey dwellings consisting of 23 no. 2 bed 80.7 sq.m. ground floor apartments and 23 no. 3 bed 114.8 sq.m. duplex apartments above including first storey terraces and street access off of Carnew road to units 45-72. Permission is sought for total of 97 no. dwellings of which 83 no. dwellings, all-weather sports field and community clubhouse are subject to this application and 14 no. units previously granted permission (planning ref. 20180080)	Granted 3rd October 2025
20241225	Permission for the development at Gorey Hill School, Gaelscoil Mosholog Campus. The development will consist of; (i) the creation of two no. sensory gardens with resin-bound gravel paving, astroturf /grass soft landscaping and associated loose benches and planter boxes, one such space to be 117.02 sq. m. in area, the other to be 69.45 sq. m. in area; (ii) the creation of three no. new soft play areas with associated coloured bonded rubber crumb soft play surfaces and fixed play equipment, the new senior soft play area to be 311.36 sq. m. in area, the new junior soft play area to be 323.69 sq.m. in area and the new soft play area for the existing creche to be 50 sq. m. in area; (iii) the provision of new 2.4 m. high metal mesh anti-climb fences and gates to secure the site of the new special school, Gorey Hill School, and to secure the new senior and junior soft play areas and the provision of a new 1.2m high timber picket fence and gate to secure the new soft play area to the existing creche. (iv) the provision of a new extension to the existing car park to provide an additional 10 no. new end-on type parking bays (305.5 sq. m.) and 3 no. new parallel type bays (47.32 sq. m.) to bring the total number of car-parking spaces on the campus to 42, and the amendment of some existing car-parking spaces to form 3 no. fully compliant accessible parking spaces with new kerbs, footpaths and pedestrian crossings as required; (v) the provision of 3 no. new flagpoles at the site entrance, 2 no. to be 6m tall and 1 no. to be 7m tall; (vi) the provision of a new non-illuminated sign (school logo) to the west facing gable end elevation of the existing building; with all required siteworks and services	Granted 20th November 2024- subject to conditions
20240210	Permission for retention of the following: A) The construction of and the continuation of use of a single storey detached structure accommodating a community room and ancillary offices. B) The construction of a single storey detached maintenance shed and a prefabricated storage container. C) Ancillary hard and soft landscaping. Also permission for the following : D) Connection to public services. E) The relocation of the existing site entrance to accommodate new vehicular and pedestrian access, including internal access road. F) Car parking. G) Ancillary site works to facilitate the development	Granted 9th August 2024- subject to conditions
20250456	Permission for development consisting of: (i) the construction of a new two storey modular school building (accommodating 3 mainstream classrooms, and 3 SET rooms with a passenger lift, WC's and associated plant space)	Granted 4th June 2025- subject to conditions

Ref. No.	Development Description	Decision
	together with (ii) the provision of two soft play areas, one such space to be 48.46sq.m in area and the other to be 124.70sq.m, (iii) revision of 4 existing car park spaces (to provide 3 car park spaces, and 1 additional accessible parking bay with an EV charging point) and all associated site development works.	
20250983	Permission for development to construct a mixed-use scheme (comprising a multi-purpose events space, a hotel, a bar, a restaurant, a cafe and associated works as detailed below) at a site of c. 0.78 hectares. Protected structure (RPS Ref. WCC0210).	Request for Further Information 3rd October 2025
20221189	89 apartments, creche, ESB substation, connection to public services and all associated site works	Granted 12th April 2023- subject to conditions

Following an analysis of development proposals proximate to the subject site, it is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen.

No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites.

Conclusions

The nearest Natura 2000 site is the Slaney River Valley SAC (1.2km). There is no hydrological or biodiversity connection to this SAC. After attenuation, surface water from Catchment A (which comprises the majority of the development site) will discharge to the nearby Ballyowen Stream, located approximately 140m north-east of the main development site area, via a gravity stormwater sewer along Kilnahue Lane. This stream discharges to the Banoge River, a tributary of the Owenavorragh River, prior to its outfall to the marine environment at Owenavorragh Estuary. Catchment B, a smaller area at the southern extent of the site, will drain to an open ditch along Carnew Road, which also discharges to the Banoge River. Out of an abundance of caution, it is considered that there is a weak indirect hydrological pathway to the Kilpatrick Sandhills SAC (10.2km), Cahore Polders and Dunes SAC (14.7km) and the Cahore Marshes SPA (14.0km) via the proposed surface water drainage. However, given the minimum distance from the proposed development site to these European Sites (>10km) along an extensive drainage network (including an attenuation pond and significant fluvial distance between the site and the marine environment), in addition to the extensive marine environment which the rivers ultimately discharge to, any pollutants, dust or silt laden run off that may enter this network will be dispersed, diluted, and ultimately settle to negligible levels within the surface water drainage network, River Banoge & Owenavorragh, and the marine environment at Owenavorragh Estuary. Foul water will join the public network on Carnew Road where it will ultimately discharge and be treated at Courtown/Gorey WwTP under licence. According to the Annual Environmental Report[3], the WwTP is operating within capacity and has 11,244 PE of organic capacity remaining as of 2024. In the absence of mitigation, no significant effects on Natura 2000 sites are foreseen via surface and foul water drainage from the proposed development.

Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation, in addition to fluvial distances between sites and the extensive marine environment that these rivers discharge to, it is concluded that the proposed development would not give rise to any significant effects to designated sites. No potential impacts are foreseen on European sites beyond 15km due to the extensive marine environment these sites are based within. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing Road maps and satellite imagery.

[3] https://www.water.ie/sites/default/files/2025-09/D0046-01_2024_AER.pdf

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