BAKER'S HALL

Appropriate Assessment Screening Report – Addendum Note

Baker's Forge Properties Limited

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1 Introduction

1.1 Background

DNV was commissioned by Brock McClure Planning Consultants, on behalf of Baker Forge Properties Ltd, to prepare an updated Appropriate Assessment (AA) Screening in relation to proposed amendments to the permitted development on Lands at Baker's Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin, A96TD77, hereafter referred to as the 'Proposed Amendments' or 'the Site'. This report contains information to enable the Competent Authority to undertake Stage 1 AA screening in respect of the Proposed Amendments.

The original AA Screening Report for the permitted development (Enviroguide, 2021), prepared by Enviroguide (now DNV) assessed whether the permitted development would be likely to have significant effects, either individually or in combination with other plans or projects, on any European Sites (Natura 2000 sites).

Since the original design was granted planning permission, updates to the design have been proposed. This Addendum Note provides an updated AA Screening assessment specific to the Proposed Amendments. The Addendum will consider whether the Proposed Amendments alters the previously assessed impact pathways, whether any new European sites may require consideration, and whether the original conclusions regarding likely significant effects remain valid.

1.2 Quality Assurance and Competence

All surveying and reporting have been carried out by qualified and experienced ecologists and environmental consultants. HON, Project Ecologist with DNV, undertook the desktop research for this report, and authored the report. SOD, Principle Ecologist with DNV, undertook the ecology survey.

HON, Project Ecologist with 4 years' experience in consultancy, has a B.A. in Zoology from Trinity College Dublin. Experience in consulting includes the preparation of ecological assessments, most frequently for Stage I and Stage II Appropriate Assessment (AA), and Ecological Impact Assessments (EcIA) and Biodiversity Chapters for Environmental Impact Assessment Reports (EIAR), desktop studies, field surveys and data analysis (QGIS). Field survey experience includes terrestrial mammal surveys, ornithology surveys, habitat surveys, marine mammal surveys and aquatic surveys. HON is also an Associate member of CIEEM.

SOD holds an honours degree in Zoology from University College Dublin and a Masters in Advanced Wildlife Conservation in Practice from the University of the West of England, Bristol. SOD has experience in habitat survey and assessment in a range of terrestrial, freshwater and coastal environments, surveys for protected species including bats, otter, newts, freshwater pearl mussel, crayfish and badger as well as surveys for invasive flora species. In his role as an ecologist, SOD advises clients and contractors in relation to appropriate mitigation strategies for protected species, such as bats, badger and amphibians and, where required, applies on behalf of the client for necessary derogation licenses. SOD is also experienced in providing ecological services at the construction phase of development to ensure compliance with relevant planning conditions. Throughout his career as an ecologist, SOD has been project manager and lead author on a range of projects including tourism, industrial, residential and renewable energy developments as well as multiple large scale, national infrastructure projects.

1.3 Description of Proposed Amendments

1.3.1 Site Location

The Site is located approximately 13km southeast of Dublin City Centre. It is situated on the southeast corner of the intersection between the R828 (Rochestown Avenue) and the R830 (Kill Lane). The Site occupies the former Baker's Corner pub and is bound by the R830 Kill Lane to the north, residential and amenity space to the south, the Holy Family Church to the east and the R828 Rochestown Avenue to the east.

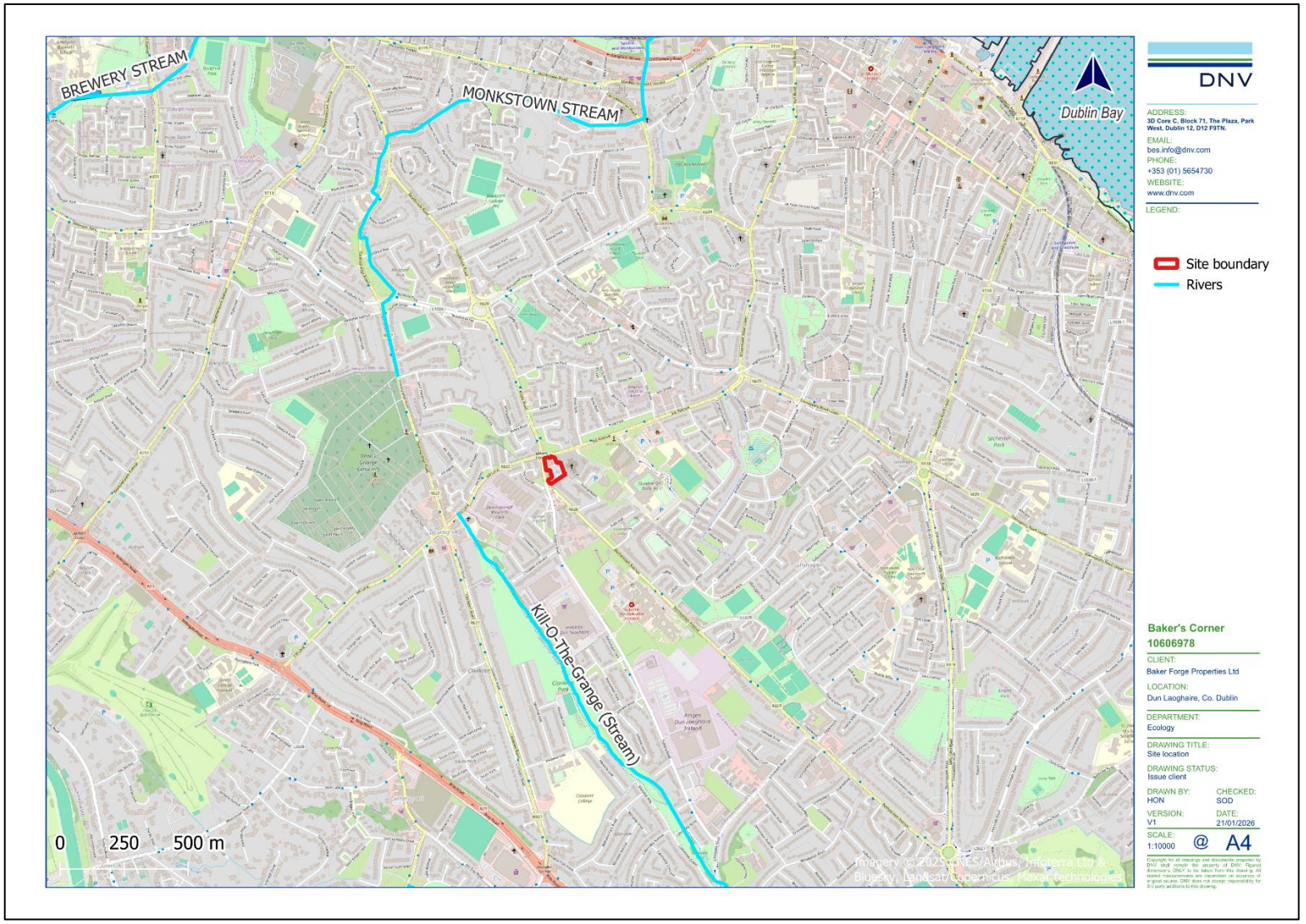


Figure 1. Site location.

1.3.2 Proposed Amendments Description

Baker's Forge Properties Limited intend to apply for permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

The proposed development comprising amendments to the permitted Strategic Housing Development consists of:

- A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
- The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A.
- The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
- The total number of additional student accommodation units proposed is 24 no. providing a total of 300 no. units on site. 276 units are permitted on site.

The proposed development amendment works to Block A also comprise of the:

- Removal of the permitted building overhang at 5th floor level of Block A.
- Relocation of a switch room and substation to the north-eastern corner of Block A.
- Provision of additional window and escape door to permitted licenced premises on northern elevation.
- Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A.
- Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block B from c. 60sqm to c. 95sqm.
- Minor amendment of fenestration at 1st-5th floor level on the southern elevation of Block A to accommodate proposed internal rooms.
- Additional plant space within permitted commercial units in Block A with a reduction in net internal floor space.
- Omission of louvred plant screen on roof level of Block A.
- Changes to the design treatment of the permitted elevation of Block A at Rochestown Avenue, minorly changing the total permitted floor area of Block A.

The proposed development amendment works to Block B also comprise of the:

- Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm).
- Reduction in height of stair core and lift shaft to western stair core of Block B.
- Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged.
- Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services.
- Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space

The proposed amendments to the development will also include a minor increase to the overall height of both permitted blocks (of c. 550 mm) due to building structure design; as well as minor changes to the scheme as agreed at compliance stage including inter alia the reconfiguration of the central open space area to provide for 30 no. car park spaces (unchanged from agreed compliance); and all associated elevational changes, site development and landscape treatment works necessary to facilitate the proposed development and consequent amendments proposed.

The proposed site layout to include the Proposed Amendments is illustrated in Figure 2.



Figure 2. Site Layout (Meitheal Architects, 2026).

1.3.2.1 Drainage and Water Supply

While the Engineering Services Report (OCSC, 2026) provides additional detail on the surface water and foul drainage networks, such as updated design standards, confirmation of SuDS components and clarification of the surface water sewer connection point, these do not alter the drainage strategy, attenuation arrangements, or the nature of hydrological pathways, which were previously outlined in the original EcIA (Enviroguide, 2021).

1.3.2.2 Landscape Plan

The amended landscape design (Figure 3Figure 3) retains the objectives of the permitted development, including high-quality student amenities and integration of SuDS measures. The revised Landscape Report (Jane McCorkell, 2026a) proposes a landscaped green corridor, more strategically located green pockets, and enhanced use of nature-based solutions such as green roofs, rain gardens and permeable paving. Overall, the revisions do not reduce landscape quality or ecological value and remain consistent with the intent of the permitted development.



Figure 3. Landscape plan (Jane McCorkell, 2026b).

1.3.3 Description of the Construction Phase

The Construction Phase remains unchanged and includes:

- Set up site perimeter hoarding, maintaining existing pedestrian and traffic routes around the site;
- Site clearance, services diversions, and demolitions;
- Construction of substructures;
- Construction of the building frame and envelope;
- Installation of new underground services and connections to existing services;
- Interior fitout; and
- External hard and soft landscaping.

The Proposed Amendments do not extend the duration of the overall works.

1.3.4 Description of the Operational Phase

The Operational Phase remains mostly unchanged, with an increase from 276 to 300 residential units.

2 LEGISLATIVE AND POLICY CONTEXT

2.1 Legislative Background

The Habitats Directive (92/43/EEC) seeks to conserve natural habitats and wild fauna and flora by the designation of Special Areas of Conservation (SACs) and the Birds Directive (2009/147/EC) seeks to protect birds of special importance by the designation of Special Protection Areas (SPAs). The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011).

It is the responsibility of each Member State to designate SPAs and SACs, both of which will form part of the Natura 2000 Network, a network of protected sites throughout the European Community. These designated sites are referred to as “Natura 2000 sites” or “European sites”. SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is selected correspond to the Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the sites; from these the conservation objectives of the site are derived.

An AA is a required assessment to determine the likelihood of significant effects, based on best scientific knowledge, of any plans or projects on European sites. A screening for AA determines whether a plan or project, either alone or in combination with other plans and projects, is likely to have significant effects on a European site, in view of its conservation objectives.

This AA Screening has been undertaken to determine the potential for significant effects on relevant European sites. The purpose of this assessment is to determine, the appropriateness, or otherwise, of the Proposed Amendments in the context of the conservation objectives of such sites.

2.1.1 Legislative Context

The obligations in relation to AA have been implemented in Ireland under the Planning and Development Act 2000 The obligations in relation to AA have been implemented in Ireland under the Planning and Development Act 2000 (as amended), and the Planning and Development Act 2024. While the 2024 Act has been signed into law, the Planning and Development Act 2000 (as amended) will continue to apply

until repealed and the new provisions commenced by way of Ministerial Order. The phased commencement of the new Planning and Development Act is expected to take place up to early 2026.

The obligations in relation to AA covered within both Acts are summarised below:

- The competent authority must carry out screening for AA for all relevant plans and projects, to determine whether the plan or project, in view of best scientific knowledge, is likely to have a significant effect on any European site; and
- Where potential for likely significant effects cannot be ruled out, either as a result of the plan or project alone or in-combination with other plans or projects, or where uncertainty exists, the competent authority must determine that an AA is required. In this case, a more detailed examination of the relevant European sites shall be carried out, and a NIS must be prepared.

For further details on both the 2000 Act (as amended) and the 2024 Act, please refer to irishstatutebook.ie.

2.1.2 Relevant Case Law

Article 6(3) of Directive 92/43, the Article must be interpreted as meaning that:

"*In order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site*".

As such, standardised embedded mitigation (such as the use of SuDS in large-scale residential developments), that are incorporated into the design of a proposal or project and which may result in a reduction of effects impacting European sites, but where the primary reason of the embedded mitigation is not to protect a European site, are permitted for consideration during the undertaking of AA.

2.2 Policy Context

2.2.1 Dún Laoghaire-Rathdown County Development Plan 2022-2028

Policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (DLRCC, 2022) that are of relevance to this Screening Report are outlined below:

- **GIB11:** Coastal Area Feasibility Study. It is a Policy Objective to explore undertaking a comprehensive feasibility study on the recreational potential along the coastal area of the County, which comprehensively addresses recreational impact - including visitor numbers, mapping and surveying of sensitive habitats and species and identification of significant threats on European sites - and which would allow an assessment of any future proposals, alone or in combination, to assess impact on the coastal and marine zone within and adjacent to the County boundary. The Council will explore the possibility of carrying out this study with adjoining and/or coastal Local Authorities and/or other agencies.
- **GIB18:** Protection of Natural Heritage and the Environment. It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservations (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.
- **GIB19:** It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European Sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

- **GIB21:** It is a Policy Objective to protect and preserve areas designated as proposed Natural Heritage Areas, Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of 'favourable' conservation status of habitats and species within these areas.
- **GIB22:** It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).
- **GIB23:** It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non designated sites.
- **GIB25:** It is a Policy Objective to retain and protect hedgerows in the County from development, which would impact adversely upon them. In addition, the Council will promote the protection of existing site boundary hedgerows and where feasible require the retention of these when considering a grant of planning permission for all developments. The Council will promote the County's hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance. The Council will promote the protection of existing hedgerows when considering a grant of planning permission for all developments.
- **GIB28:** It is a Policy Objective to prepare an 'Invasive Alien Species Action Plan' for the County which will include actions in relation to Invasive Alien Species (IAS) surveys, management and treatment and to also ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicants will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).

2.2.2 Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025

The Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025 (DLRCC, 2021) is set out to protect and improve biodiversity, following five main themes:

1. Biodiversity research including climate change adaption and mitigation;
2. Building for Biodiversity;
3. Delivery of the Ecological Network across the Dún Laoghaire-Rathdown;
4. Raising awareness among the public, local communities, and council staff; and,

5. Increased collaboration with stakeholders.

2.3 Stages of Appropriate Assessment

This AA Screening Report (the 'Screening Report') has been prepared by DNV. It considers whether the Proposed Amendments are likely to have a significant effect on a European site and whether a Stage 2 AA is required.

The AA process is a four-stage process. Each stage requires different considerations, assessments and tests to ultimately arrive at the relevant conclusion for each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

The four stages of an AA, can be summarised as follows:

- **Stage 1: *Screening***. The Screening for AA considers whether a plan or project is directly connected to or necessary for the management of a European site, or whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a European site in view of its conservation objectives;
- **Stage 2: *NIS.*** Where Stage 1 determines that significant effects are likely, uncertain or unknown, the preparation of a NIS is required. The NIS must include a scientific examination of evidence and data to classify potential impacts on any European site(s) in view of their conservation objectives in the absence of mitigation. The NIS will identify appropriate mitigation to remove the potential for likely significant adverse effects on any European site(s). If the competent authority determines that the plan or project would have an adverse effect on the integrity of any European site(s) despite mitigation, it can only grant consent after proceeding through stages 3 and 4;
- **Stage 3: *Assessment of alternative solutions***. If the outcome of Stage 2 is negative (i.e., adverse effects to the sites cannot be scientifically ruled out, despite mitigation, the plan or project should proceed to Stage 3 or be abandoned). This stage examines alternative solutions to the proposal; and
- **Stage 4: *Assessment where no alternative solutions exist and where adverse impacts remain***. The final stage is the main derogation process examining whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project to adversely affect a European site, where no less damaging solution exists.

The Habitats Directive promotes a hierarchy of avoidance, mitigation, and compensatory measures. First the project should aim to avoid any negative effects on European sites by identifying possible effects early in the planning stage and designing the project to avoid such effects. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse effects on the site(s) remain. If the project is still likely to result in adverse effects, and no further practicable mitigation is possible, a refusal for planning permission may be recommended. In this case, the project will generally only be considered where no alternative solutions are identified and the project is required for IROPI, or, in the case of priority habitats, considerations of health or safety, or beneficial consequences of primary importance for the environment or to other IROPI. Then compensation measures are required for any remaining adverse effects.

3 AA Screening Methodology

3.1 Guidance

This Screening Report has been undertaken in accordance with the following guidance:

- *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities.* (DEHLG, 2010 revision);
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities.* Circular NPW 1/10 & PSSP 2/10;
- *Communication from the Commission on the precautionary principle* (European Commission, 2000);
- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (European Commission, 2019);
- *Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC* Brussels, 28.9.2021 C (European Commission, 2021);
- *Appropriate Assessment Screening for Development Management, OPR Practice Note PN01* (OPR, 2021); and
- *Amendments to section 42 of the Planning and Development Act 2000, as amended and associated Planning and Development Regulations 2001. Circular Letter: EUIPR 01/2021* (DHLGH, 2021).

3.2 Screening Steps

Screening for AA involves the following steps:

- Establish whether the plan or project is directly connected with or necessary for the management of a European site;
- Description of the baseline existing environment at the Site;
- Identification of relevant European site(s) potentially affected;
- Identification and description of potential effects on the relevant European site(s);
- Assessment of the likely significance of the effects identified on the relevant European site(s);
- Description and characterisation of other projects or plans that in combination with the Proposed Amendments have the potential for having significant effects on the European site; and
- Exclusion of sites where it can be objectively concluded that there will be no significant effects.

It should be noted that any targeted ecological mitigation measures and/or measures intended or included for the purposes of avoiding adverse effects arising as a result of the Proposed Amendments on any European site **have not been considered** as part of this Screening Report.

3.3 Desk Study

A desktop study was carried out in January 2026 to collate and review available information, datasets and documentation sources relevant for the completion of this Screening Report. The desktop study relied on the following sources:

- Information on species records and distributions, obtained from the National Biodiversity Data Centre (NBDC) at maps.biodiversityireland.ie;
- Information on the network of European Sites, boundaries, QIs and conservation objectives, obtained from the National Parks and Wildlife Service (NPWS) at *www.npws.ie*;

- Text summaries of the relevant European sites taken from the respective Standard Data Forms (available at *https://natura2000.eea.europa.eu/*) and Site Synopses (available at *www.npws.ie*);
- Information on waterbodies, catchment areas and hydrological connections obtained from the Environmental Protection Agency (EPA) at www.*gis.epa.ie*;
- Information on bedrock, groundwater, aquifers and their statuses, obtained from Geological Survey Ireland (GSI) at *www.gsi.ie*;
- Satellite imagery and mapping obtained from various sources and dates including Google, Digital Globe, Bing and Ordnance Survey Ireland; and
- Information on the existence of permitted developments, or developments awaiting decision, in the vicinity of the Site from the Dún Laoghaire-Rathdown County Council online planning database (https://www.dlrcoco.ie/planning-applications/planning-applications-online-search) and the National Planning Database (DHLGH, 2026).

For a complete list of the documents consulted as part of this assessment, see section 6 – References.

3.4 Field Surveys

To confirm the previously identified ecological constraints at the Site, and to identify any additional constraints, a Preliminary Ecological Appraisal (PEA) walkover survey was carried out on 19th January 2026. This survey covered the following aspects:

- Habitat mapping to level 3 (Fossitt, 2000) and relevant Heritage Council guidance (Smith *et al.*, 2010);
- Preliminary bat roost assessment and habitat suitability survey;
- Bird scoping survey;
- Invasive flora survey;
- Rare and protected flora survey; and
- A search for signs of protected fauna (e.g., mammals, reptiles, amphibians).

Survey methods were consistent with those outlined in the original EcIA (Enviroguide, 2021) and are therefore not repeated in detail here.

3.5 Identification of Relevant European sites

The Zone of Influence (ZoI) for a project is the area over which ecological features may be affected by changes as a result of a development and associated activities. This is likely to extend beyond the development site, for example where there are ecological or hydrological links beyond the site boundaries (CIEEM, 2018). Furthermore, ZoI in relation to European sites is described as follows in the 'OPR Practice Note PN01 - Appropriate Assessment Screening for Development Management' (OPR, 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).*"

Thus, to identify the European sites that potentially lie within the ZoI of the Site, a Source-Path-Receptor (S-P-R) method was adopted, as described in OPR PN01 (OPR 2021). This note was published to provide guidance on screening for AA during the planning process, and although it focuses on the approach a

planning authority should take in screening for AA, the methodology is also readily applied in the preparation of Screening Reports such as this.

The relevant European sites were identified based on the following:

- Identification of potential sources of effects based on the Proposed Amendments description and details, including changes to potentially suitable ex-situ habitats at the Site (i.e., habitats utilised by SCI bird species outside of their designated SPAs);
- Use of up-to-date GIS spatial datasets for European designated sites and water catchments – downloaded from the NPWS website (*www.npws.ie*) and the EPA website (*www.epa.ie*) to identify European sites which could potentially be affected by the Proposed Amendments;
- Identification of potential pathways between the Site and any European sites within the ZoI of any of the identified sources of effects:
    - The catchment data were used to establish or discount potential hydrological connectivity between the Site and any European sites;
    - Groundwater, soils, and bedrock information used to establish or discount potential hydrogeological connectivity between the Site and any European sites;
    - Air and land connectivity assessed based on Proposed Amendments details and proximity to European sites; and
    - Consideration of potential indirect pathways (e.g., impacts to flight paths, *ex-situ* habitats, etc).
- Defining the likely ZoI based on the identified sources of effects and potential pathways between the Site and any European sites.

3.6 Assessment of Significant Effects

The conservation objectives of the European sites identified to lie within the ZoI were reviewed and assessed in order to establish whether the construction and operation of the Proposed Amendments has the potential to result in likely significant effects (LSEs) on any of the QIs and/or conservation objectives listed for the site.

The assessment framework is taken from the best practice guidelines issued by the European Commission (i.e., *Assessment of plans and projects significantly affecting Natura 2000 sites – Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*).

The potential for LSEs that may arise from the Proposed Amendments was considered through the use of key indicators:

- Habitat loss or alteration;
- Habitat/species fragmentation;
- Disturbance and/or displacement of species;
- Changes in population density; and
- Changes in water quality and resource.

In addition, information pertaining to the conservation objectives of the European sites, the ecology of the designated habitats and species and known or perceived sensitivities of the habitats and species were considered.

3.7 Limitations

No limitations were encountered which would prevent robust conclusions from being drawn as to the potential impacts of the Proposed Amendments and therefore the likely significant effects on the European Site, in view of the Site's conservation objectives.

4 STAGE 1 SCREENING ASSESSMENT

4.1 Management of European Sites

The Proposed Amendments are not directly connected with or necessary to the management of European sites.

4.2 Existing Environment

An updated walkover survey was carried out in January 2026 to confirm existing conditions. Site clearance works had commenced, resulting in the removal or disturbance of several habitats previously recorded. No new habitats or species of relevance to European Sites were identified. As the Site does not support qualifying interests of any European Site and no new hydrological or ecological pathways were identified, the baseline conditions remain unchanged from the original AA Screening (Enviroguide, 2021).

4.3 Identification of Relevant European Sites

4.3.1 Potential Sources of Impacts

The potential sources of impact during both the Construction and Operational Phases remain as described in the original AA Screening (Enviroguide, 2021), including temporary construction-related emissions, noise, human activity, and the management of foul and surface water during operation. The Proposed Amendments do not alter these pathways or introduce new ones. The Proposed Amendments do not extend the duration of the overall works.

4.3.2 Potential Pathways to European Sites

The Proposed Amendments do not introduce any new S-P-R links to European Sites, and the pathways considered in the original AA Screening remain unchanged.

4.4 Assessment of Likely Significant Effects

The following sections discuss the potential for likely significant effects on the relevant European site(s), taking into consideration the QIs, SCIs and SSCOs (where available), and assesses whether the Proposed Amendments have the capacity to adversely affect the integrity of this European site. Furthermore, due consideration shall be given to species not formally identified but which may be present within the relevant European site(s) and adversely effected by the Proposed Amendments, provided that those potential impacts are likely to affect the conservation objectives of the designated site. The potential for significant effects that may arise from the Proposed Amendments was considered through the use of key indicators as detailed in section 3.6.

As stated in the preceding section, no S-P-R links of note arising from the Proposed Amendments were identified, and therefore no further assessment is required to assess the potential for significant impacts from the Proposed Amendments alone.

4.4.1 Potential for In-combination Effects

Although the Proposed Amendments are not considered to have the capacity to cause significant effects on any European sites alone, it is important to consider the potential for cumulative effects with other

plans and/or projects. The following sections outline existing granted or pending planning permissions in the vicinity of the Site and assess the potential for adverse in-combination effects on any European sites.

4.4.1.1 Relevant Plans and Policies

The following plans and policies were reviewed and considered for possible in-combination effects with the Proposed Amendments:

- Dún Laoghaire-Rathdown County Development Plan 2022-2028;
- Dún Laoghaire-Rathdown County Biodiversity Action Plan 2021-2025; and
- All Ireland Pollinator Plan 2021-2025 (NBDC, 2021).

4.4.1.2 Existing Planning Permissions

A search of planning applications located within a 500m radius of the Site was conducted using online planning resources such as the National Planning Application Database (NPAD) (MyPlan.ie) and Dún Laoghaire-Rathdown County Council Planning Applications online map (DLRCC, 2025). Any planning applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with the Proposed Amendments.

It was noted that the majority of the developments within the vicinity of the Site are applications granted for small scale residential developments.

Larger developments included the Rochestown Avenue Active Travel Scheme, the Dún Laoghaire Central Active Travel Improvements, the Active Travel Deansgrange Cycle Route, and the permitted development at Baker's Corner associated with the Proposed Amendments. Owing to their nature, scale, urban context, and the absence of ecological pathways linking these projects to the Site, no in-combination effects are not anticipated.

5 APPROPRIATE ASSESSMENT SCREENING CONCLUSION

The Proposed Amendments at Lands at Baker's Corner, Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin, A96TD77 has been assessed taking into account:

- The nature, size and location of the proposed works and possible impacts arising from the construction works;
- The QIs and conservation objectives of the European sites; and
- The potential for in-combination effects arising from other plans and projects.

In conclusion, upon the examination, analysis and evaluation of the relevant information and applying the precautionary principle, it is concluded by the authors of this report that the possibility **may be excluded** that the Proposed Amendments will have a significant effect on any European sites.

In carrying out this AA screening, any targeted ecological mitigation measures and/or measures intended or included for the purposes of avoiding adverse effects arising as a result of the Proposed Amendments on any European site have not been taken into account.

On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on the above listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a NIS is not required.

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