# Large-Scale Residential Development for Zones 7, 8 & 9 at Clongriffin Dublin 13

## APPROPRIATE ASSESSMENT SCREENING REPORT

BSM Est. 1968 Brady Shipman Martin Built. Environment.

Environmental Assessment **Built Environment**

Client: **The Land Development Agency**

Date: **11 May 2026**

**DOCUMENT CONTROL SHEET**

**7128_RPAA01_Appropriate Assessment Screening Report**

| | |
|---|---|
| Project No. | 7128 |
| Client: | The Land Development Agency |
| Project Name: | Large-Scale Residential Development for Zones 7, 8 & 9 at Clongriffin Dublin 13 |
| Report Name: | Appropriate Assessment Screening Report |
| Document No. | RPAA01 |
| Issue No. | 03 |
| Date: | 11/05/2026 |

This document has been issued and amended as follows:

| Issue | Status | Date | Prepared | Checked |
|---|---|---|---|---|
| 01 | For Issue (Preliminary) | 21 Nov 2025 | NK | MH |
| 02 | Draft (LRD) | 06 Feb 2026 | MH | MH |
| 03 | Final (LRD) | 11 May 2026 | MH | MH |

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# 1 Introduction

## 1.1 Background

The Land Development Agency (LDA) ('the Applicant') is seeking permission for the construction of a residential development set out in 3 no. blocks (identified as Zone 7, 8 & 9), ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments including café/restaurant/retail units, community/cultural spaces, a standalone crèche building and the completion of the southern side of Market St, Clongriffin ('the proposed development' hereafter).

Brady Shipman Martin was appointed by the applicant to prepare a report to assist the Competent Authority, Dublin City Council, in undertaking a screening exercise for Appropriate Assessment (AA). The purpose of the screening exercise is to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with other plans or projects, is likely to have a significant effect on European sites, taking into account their conservation objectives. The assessment was undertaken without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

This document constitutes an Appropriate Assessment Screening Report ('AA Screening Report') prepared for this purpose.

A comprehensive desk study was carried out, and multiple site visits have been undertaken at the subject site. The potential impacts on European sites, both as a result of the proposed development and in-combination with other plans and projects, are appraised in this report.

## 1.2 Expertise and Qualifications

This report has been prepared by Ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is an Associate with Brady Shipman Martin and is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has over 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. He has prepared numerous reports for AA Screening as well as Natura Impact Statements, for projects of all scales, from small residential developments to nationally important infrastructure projects. Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

## 1.3 Legal Requirement for Appropriate Assessment

European sites make up a network of sites designated for nature conservation under Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the "Habitats Directive") and Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (the "Birds Directive"). The requirements for Appropriate Assessment are set out under Article 6 of the Habitats Directive, transposed into Irish law by the European Union (Birds and Natural Habitats) Regulations 2011 (as amended)[1] (the "Birds and Natural Habitats Regulations") and the Planning and Development Act, 2000 (as amended) (the "Planning Acts").

[1] SI No. 477 of 2011

European sites are also known as 'Natura 2000 Sites' (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)). As defined in section 177R of the Planning Acts, "European site" means:

(a) a candidate site of Community importance,
(b) a site of Community importance,
(ba) a candidate special area of conservation,
(c) a special area of conservation,
(d) a candidate special protection area and
(e) a special protection area.

Article 6(3) of the Habitats Directive states that:

> *"Any plan or project not directly connected with or necessary to the management of the site but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent 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."*

The first test is to establish whether, in relation to a particular plan or project, appropriate assessment is required. Section 177U of the Planning Acts requires that screening for appropriate assessment must be carried out:

- To assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site.
- An appropriate assessment is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

The project is not required for the management of any European site and this AA Screening Report has been prepared in accordance with the requirements of the Birds Directive, the Habitats Directive, the Planning Acts, and the Birds and Natural Habitats Regulations.

# 2 Methodology

## 2.1 Guidelines

This report takes the above-listed legislation and the following guidance documents into account:

- European Commission (2021). *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.*
- Chartered Institute of Ecology and Environmental Management (CIEEM). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine,* September 2018, updated in September 2019 (V1.1), further updated in April 2022 (V1.2) and again in September 2024 (V1.3).
- Department of Environment, Heritage and Local Government (DoEHLG) (2010a). *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities.*
- DoEHLG (2010b). *Circular NPW 1/10 & PSSP 2/10: Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities*.

- European Commission (2018). *Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC* (Commission Notice C (2018) 7621 final.
- Directorate – General for Environment (European Commission), (2021). *Guidance document on the strict protection of animal species of Community Interest under the Habitats Directive*.
- National Roads Authority (NRA)[2] (2009). *Guidelines for Assessment of Ecological Impacts of National Road Schemes.*
- Office of the Planning Regulator (OPR) (2021). *Practice Note PN01 Appropriate Assessment Screening for Development Management.*

## 2.2 Baseline Data Collection and Field Visits

A desk-based assessment was undertaken between October 2025 and May 2026 of the proposed development site and its environs. This built on previous assessments that were carried out by Brady Shipman Martin in 2025 as part of the masterplanning of the wider landholding at Clongriffin on behalf of the LDA. The current assessment focused on habitats and species that are listed as Qualifying Interests (QI) (in the case of SACs) and Special Conservation Interests (SCI) (in the case of SPAs) in the designations for European sites. Other biodiversity-related matters are considered in Chapter 8 of the EIAR.

A full habitat survey of the site, including rare and legally protected plants and invasive species, was carried out by Ecologist Ms Sadye Goldfarb of Brady Shipman Martin in May 2025.

Ornithologist Mr John Fox and bat and large mammal specalist Mr Brian Keeley and others from Wildlife Surveys Ireland (WSI) have also undertaken biodiversity surveys at the site as part of this project. These surveys, which include bat surveys, breedig bird surveys and winter bird surveys, commenced in February 2025 and continued until February 2026.

Biodiversity surveys were undertaken on the following dates:

- Habitat and botanical surveys (Brady Shipman Martin)
  - A preliminary survey took place on 14 January 2025
  - Detailed habitat and botanical surveys took place on 12 March and 22 May 2025
- Bat and large mammal Surveys (Wildlife Surveys Ireland)
  - 7 and 8 July 2025 (bats, including dusk/dawn bat detector surveys)
  - 25 February 2026 (large mammals)
- Bird surveys (Ornithologist John Fox):
  - A total of 12 winter bird visits were carried out, with four taking place in February and March 2025 and eight between November 2025 and mid-February 2026
  - A total of three breeding bird visits were carried out, in May and June 2025

There are no bat species listed as Qualifying Interests in any European sites within the Zone of Influence. However, Article 12 of the Habitats Directive requires Member States to take *requisite measures to establish a system of strict protection of animal species listed in Annex IV(a) in their natural range*. The bat surveys undertaken are consistent with the level of survey recommended in the NPWS document *Bat Mitigation Guidelines for Ireland V2– Irish Wildlife Manuals No. 134 (2022)* and *Bat Mitigation Guidelines for Ireland- Irish Wildlife Manuals No. 25 (2006)*. The surveys focussed on all Irish bat species that are fully protected under the Wildlife Act 1976 and subsequent amendments, and under the EU

[2] Now Transport Infrastructure Ireland (TII).

Habitats Directive, which is transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations, 2011-2015 (as amended). An examination of available information from Bat Conservation Ireland (BCI), previous data from neighbouring sites was also undertaken to compile a list of most likely species in the overall area in addition to the evaluation of the habitat for bats.

The surveys confirm that there is no bat roosting activity on the site, and there are no features suitable for use by roosting bats, or otters[3]. Overall, bat activity during emergence/bat detector surveys underrtakenin in July 2025 recorded very low bat activity at the site.

An assessment of habitat suitability for species with links to European sites has been undertaken, in order to appraise the potential for *ex-situ* effects on European sites. The surveys have confirmed that the subject site is entirely unsuitable for use by bird species such as light bellied Brent goose, and other species listed as Special Conservation Interest (SCI) species in European sites within the Zone of Influence of the proposed development (see Section 5).

Information was collated from the organisations and websites listed below:

- Data on European sites and rare and protected plant and animal species contained in the following databases:
  - The National Parks and Wildlife Service (NPWS) of the Department of Housing, Local Government and Heritage (www.NPWS.ie).
  - The National Biodiversity Data Centre (NDBC) (www.biodiversityireland.ie).
  - BirdWatch Ireland (www.birdwatchireland.ie).
  - Bat Conservation Ireland (www.batconservationireland.org).
- Information on land-use zoning from the online mapping of the Department of the Environment, Community and Local Government (http://www.myplan.ie/en/index.html).
- Recent and historical OSi mapping and aerial imagery, including www.geohive.ie.
- Photographs taken at the site.
- Information on local watercourses from www.catchments.ie.
- Information on water quality in the area (www.epa.ie).
- Information on soils, geology and hydrogeology in the area (www.gsi.ie).
- Information on the Status of EU Protected Habitats and Species in Ireland (Article 17 report) (NPWS, December 2025).
- Ireland's 4th National Biodiversity Action Plan 2023–2030 (NPWS, 2023).
- Dublin City Development Plan 2022-2028 including the accompanying Appropriate Assessment documentation (Natura Impact Report).

This report takes full account of the design of the proposed development, and a detailed examination of all relevant elements of the proposed development was undertaken.

[3] The surveys cover otters and bats, neither of which species is listed as Qualifying Interests in any European sites within the Zone of Influence (refer to Section 4.2). However, Article 12 of the Habitats Directive requires Member States to take *requisite measures to establish a system of strict protection of animal species listed in Annex IV(a) in their natural range*. Therefore, an assessment of the suitability of the site for use by bats and otters was made and can be found in the biodiversity chapter of the EIAR that accompanies the planning application.

# 3 Description of the Proposed Development

## 3.1 Site Location

The site of the proposed development is located at Clongriffin, Dublin 13 in the northern fringe of Dublin city administrative area, within the Clongriffin/Belmayne and Environs SDRA (refer to Figure 3.1). The site is located c. 9.5km north-east of the Dublin City Centre, c. 5km east of the M1/M50 network and adjacent to the administrative boundary with Fingal County Council.

The site occupies a prominent position immediately west of Clongriffin DART Station and forms part of a mixed-use urban quarter that is currently under phased development. The site lies at the edge of the established Belltree and Clongriffin neighbourhoods and represents one of the remaining large sites of development land within this part of the SDRA. To the immediate north of the site the permitted residential development (LRD6064/24-S3) is currently under construction.

To the west, the site is bound by the Belltree residential area, beyond which lies Father Collins Park (c. 200m), a significant public open space serving the wider community. To the east, the Clongriffin DART Station provides direct access to Dublin city centre, enhancing the area's connectivity and supporting transit-oriented development. To the south the site is surrounded by the Main Street. Further to the south lies residential and educational facilities such as Grange Community College and Gaelcholáiste Reachrann. The site is c. 350m south of the River Mayne and c. 1.2km west of Baldoyle Estuary. To the immediate north of the site another significant development (Blocks 5 and 6) is currently under construction.

The wider Clongriffin area has been planned as a high-density, mixed-use urban centre, combining residential, retail, educational, and community facilities within a sustainable urban framework. The site benefits from close proximity to local services such as Grange Community College and Learning Circle Childcare and is within walking distance of retail and community amenities in Clongriffin town centre. The combination of established infrastructure, public transport access, and surrounding green space positions the site as a key component in the continued development and consolidation of the Clongriffin–Belmayne urban area.

The Dublin City Development Plan 2022-2028 (Zoning Map C) zones the site as '*Z14: Strategic Development and Regeneration Areas (SDRAs)*' which aims '*to seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use*.' The area immediately east is zoned as '*Z4: Key Urban Villages/Urban Villages*' and the areas immediately west and south are zoned as '*Z1: Sustainable Residential Neighbourhoods*'. The area directly north has the same Z14 zoning as the site itself.




Figure 3.1 The location of the proposed development site (Source: Image taken from the Engineering Services Report, prepared by CS Consulting and submitted separately)

## 3.2 Description of the proposed development

As set out in the site notice, the Land Development Agency, intend to apply, for a Large-Scale Residential Development (LRD) at an undeveloped site of 3.47ha at Main St, Clongriffin, Dublin 13. The site is bound by Main St to the south, Friar St to the west, Park St and the under-construction Blocks 5 & 6 and Market St to the north and Station Square and Clongriffin Road to the east.

The proposed development will consist of:

1. The construction of a residential development with a gross floor area (GFA) of c. 73,641.91 sq.m set out in 3 no. residential blocks, ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments, with associated ground floor commercial and community/cultural uses and a standalone childcare facility. The site will accommodate a total of 335 no. car parking spaces and 1,603 no. bicycle parking spaces. Landscaping will include new public realm and communal courtyards, podiums and roof terraces. The proposed development sits as part of a Masterplan for a wider Clongriffin landbank which includes the under-construction Blocks 5 & 6 to the north of Market Street (as permitted under LRD6064/24-S3).
2. The 3 no. residential buildings range in height from 5 to 10 storeys, accommodating 711 no. apartments comprising 50 no. studios, 304 no. 1-bed units, 351 no. 2-bed units (68 no. 2-bed (3P) & 283 no. 2-bed (4P)) and 6 no. 3-bed (5P) units. The breakdown of residential accommodation is as follows:

- Zone 7 is a 5 to 7 storey building, including setbacks and balconies, accommodating 280 no. units (5 no. studios, 117 no. 1-bed units, 16 no. 2-bed (3P), 136 no. 2-bed (4P) and 6 no. 3-bed (5P) units). Communal Amenity Space of c.2,202 sq.m is provided at podium level. The ground floor includes for 1 no. community/cultural/arts unit of c.781 sq.m, ground floor own door residential units, cycle parking, waste stores and plant areas. It includes for podium parking under Zone 7 containing 130 no. car spaces.
- Zone 8 is a 6 to 8 storey building, including setbacks and balconies, accommodating 263 no. units (29 no. studios, 106 no. 1-bed units, 21 no. 2-bed (3P) and 107 no. 2-bed (4P)). Communal Amenity Space of c.1,600 sq.m is provided at podium level. The ground floor includes for 2 no. community/cultural/arts units of c.199 sq.m and c.346 sq.m, ground floor own door residential units, cycle parking, waste stores and plant areas. It includes for podium parking under Zone 8 containing 82 no. car spaces.
- Zone 9 is a 6 to 10 storey building, including setbacks and balconies, accommodating 168 no. units (16 no. studios, 81 no. 1-bed units, 31 no. 2-bed (3P), and 40 no. 2-bed (4P)). Communal Amenity Space of c.969 sq.m is provided at podium level. The ground floor includes for 2 no. retail/restaurant/café units of c. 140 sq.m and c.482 sq.m, ground floor own door residential units, cycle parking, waste stores and plant areas. It includes for podium parking under Zone 9 containing 40 no. car spaces.

3. A standalone two-storey crèche of c. 911 sq.m (with an external play area of c. 509 sq.m) is provided to the north of Zone 9 along Market Street and Clongriffin Road.
4. The proposed development also includes for the completion of the eastern section of Market St, which is currently under construction, to where it meets Clongriffin Road/Station Square. The remainder of Market St, north of Zone 8 and 9, will be a landscaped pedestrianised/cycle route, containing seating, external community/cultural space, cycle parking and planting.
5. The site will accommodate a total of 335 no. car parking spaces (317 no. for residents and 18 no. for visitors/crèche) and 1,603 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,186 for residents/staff and 412 no. for visitors) in separate secure below podium areas and at surface level. A total of 317 residents car parking spaces are provided with 252 spaces located below podium and 65 spaces provided at surface level. A total of 1,186 no. resident's bicycle stores and retail staff including cargo spaces are provided at below podium/ground level within the blocks. In addition, 18 no. car parking spaces are located at surface level to include visitor, childcare facility parking, accessible and car club as well as 412 no. short stay bicycle parking spaces.
6. The proposed application includes all site landscaping works, green and blue roofs, lighting, servicing, signage, junction upgrades, ESB Substations, solar PV panels at roof level and all associated and ancillary works, including site development works above and below ground including site drainage and infrastructure.

Please refer to the Planning Report & Statement of Consistency prepared by Brady Shipman Martin (2026) and submitted under separate cover for further details of the proposed development.

The site layout is shown on Figure 3.2.

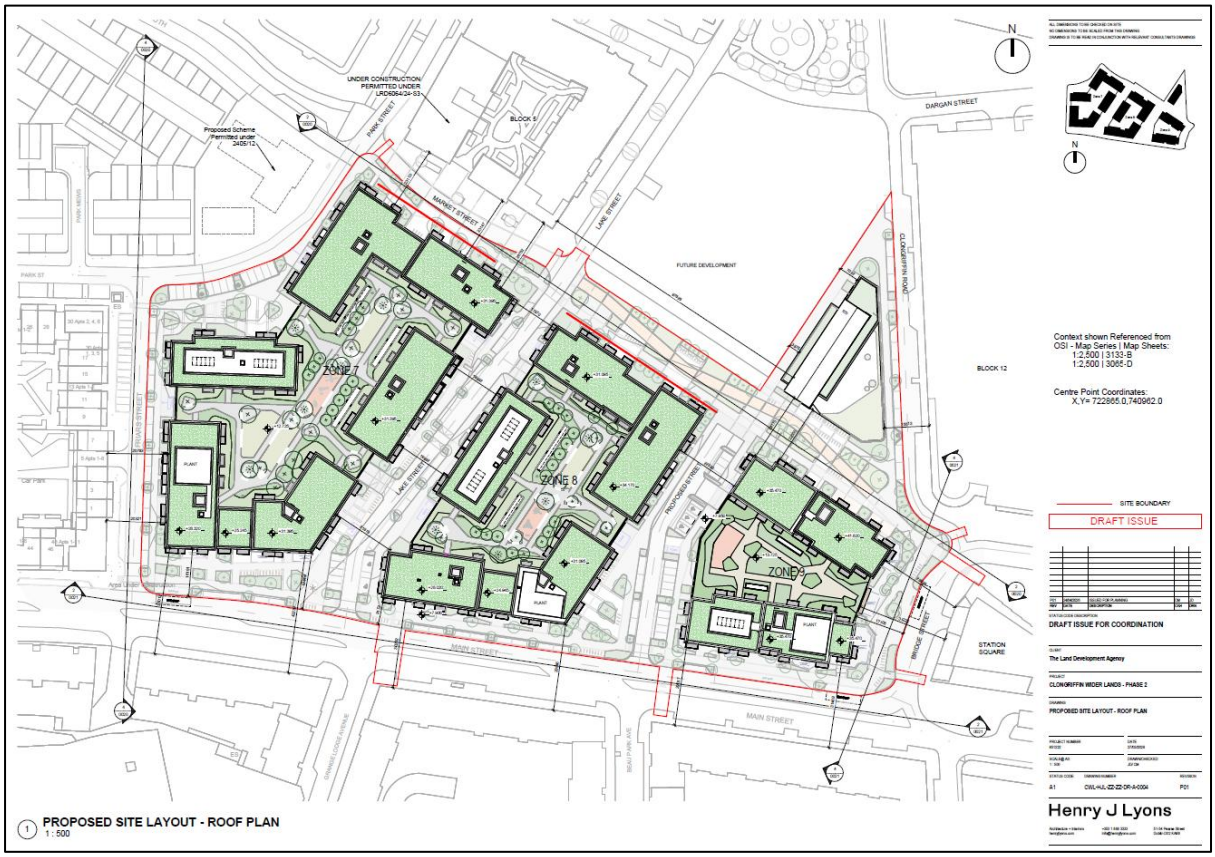



Figure 3.2 Proposed site layout (roof plan) for the proposed development at Clongriffin, Dublin 13 (Source: Henry J Lyons, 2026)

# 4 Screening for Appropriate Assessment

## 4.1 Background

The first part of the Appropriate Assessment process is the screening phase. Screening identifies the likely effects of the proposed development on European sites that could arise, either alone or in combination with other plans or projects and considers whether these impacts are likely to have a significant effect on the European site in view of the site's conservation objectives.

In accordance with sections 177U of the Planning Acts, screening for appropriate assessment must be carried out:

- To assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site.
- An Appropriate Assessment is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

Screening must be undertaken without the inclusion of mitigation, and it is in this context that this AA Screening Report is prepared.

In addition to the foregoing, OPR's Practice Note "*Appropriate Assessment Screening for Development Management*", dated March 2021 – details a number of key concepts relevant to AA Screening, including "*Best Scientific Knowledge/Information in the Field*" (pg.5), stating:

> *"The screening determination must be based on scientific information relevant to the likely effects on the conservation objectives of the relevant European sites. The information should be up-to-date and based on the best available techniques and methods to estimate the presence and extent of effects. This is because if there is any scientific uncertainty as to the absence of significant effects, the project must be screened in for appropriate assessment.*
>
> *In the vast majority of cases the information provided by the applicant (including the project description) and publicly available information in relation to the European sites in question and information published by the NPWS, the EPA and others in relation to such sites, should provide a sufficient level of objective scientific information to allow the planning authority to make an informed decision on screening."*

Following screening therefore, if there is a possibility of there being a significant effect on a European site, this will generate the need for an appropriate assessment under section 177V of the Planning Acts for the purposes of compliance with Article 6(3) of the Habitats Directive. This means that, if the conclusion at the end of the screening exercise is that significant effects on any European sites, as a result of the proposed development, either alone or in combination with other plans and projects, are likely, uncertain or unknown, then an Appropriate Assessment must be carried out. This is in accordance with established precedent and case law.

## 4.2 Potential Zone of Influence

This assessment is based on the source-pathway-receptor model, which dictates that, for an effect to occur, there must be a 'source' (such as a construction site); a 'receptor' (such as a designated site for nature conservation); and a 'pathway' between the two (such as a watercourse that links the construction site to the designated site). A construction site or completed development may also create a barrier to movement, for example, by preventing the migration of fauna along a river corridor, or by obstructing the migration of birds.

Identification of a potential effect means that there is a possibility of ecological or environmental damage occurring, with the level and significance of the impact depending upon the nature and exposure to the potential effect and the characteristics of the receptor. Although there may be a risk of an impact, it may not necessarily occur, and if it does occur, it may not be significant. In other words, the existence of a source, a pathway and a receptor does not necessarily mean that a significant effect is likely.

There are no set recommended distances for projects to consider European sites as being relevant for assessment. In 2010, DoEHLG stated that (pp. 31 – 32):

> *"The approach to screening is likely to differ somewhat for plans and projects, depending on scale and on the likely effects, but the following should be included:*
>
> 1. *Any Natura 2000 sites within or adjacent to the plan or project area*
> 2. *Any Natura 2000 sites within the likely zone of impact of the plan or project. A distance of 15km is currently recommended in the case of plans, and derives from UK guidance (Scott Wilson et al., 2006). For projects, the distance could be much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects*

3. *Natura 2000 sites that are more than 15km from the plan or project area depending on the likely impacts of the plan or project, and the sensitivities of the ecological receptors, bearing in mind the precautionary principle. In the cases of sites with water dependent habitats or species, and a plan or project that could affect water quality or quantity, for example, it may be necessary to consider the full extent of the upstream and/or downstream catchment."*

The 2021 Office of the Planning Regulator (OPR) guidelines, *Practice Note PN01: Appropriate Assessment Screening for Development Management*, state that the Zone of Influence *"should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km)"* (p. 8).

Therefore, considering the nature, scale and location of the proposed development, and in accordance with the source-pathway-receptor model, the potential Zone of Influence for the development is:

- Any site to which there is a pathway from the development site during either the construction or operational phase of the development as defined in the following sections. This assessment takes account of all sites within the *potential* Zone of Influence first, regardless of distance.

### 4.2.1 European Sites

No part of the proposed development site is under any designation for nature conservation.

The nearest European sites are as follows (see **Figure 4.1**):

- Special Areas of Conservation (SACs):
  - Baldoyle Bay SAC (site code 000199), c. 720m to the north-east.
  - North Dublin Bay SAC (site code 000206), c. 2.1km to the south-east.
  - Malahide Estuary SAC (site code 000205), c. 4.0km to the north-east.
  - Howth Head SAC (site code 000202), c. 4.9km to the south-east.
  - Ireland's Eye SAC (site code 002193), c. 5.4km to the east.
  - Rockabill to Dalkey Island SAC (site code 003000), c. 5.5km to the east.
  - South Dublin Bay SAC (site code 000210), c. 7.0km to the south.
  - Rogerstown Estuary SAC (site code 000208), c. 10.5km to the north.
  - Lambay Island SAC (site code 000204), c. 12.2km to the north-east.
- Special Protect Areas (SPA):
  - Baldoyle Bay SPA (site code 004016), c.1.2km to the north-east.
  - North Bull Island SPA (site code 004006), c. 2.1km to the south-east.
  - North-west Irish Sea SPA (site code 004236), c. 2.6km to the north-east.
  - Malahide Estuary SPA (site code 004025), c. 4.6km to the north-east.
  - South Dublin Bay and River Tolka Estuary SPA (site code 004024), c. 5.1km to the south.
  - Ireland's Eye SPA (site code 004117), c. 5.2km to the east.
  - Howth Head Coast SPA (site code 004113), c. 6.5km to the south-east.
  - Rogerstown Estuary SPA (site code 004015), c. 10.2km to the north.
  - Lambay Island SPA (site code 004069), c. 12.0km to the north-east.
  - Dalkey Islands SPA (site code 004172), c. 14.2km to the south-east.
  - Skerries Island SPA (site code 004122), c. 18.8km to the north-east.
  - Rockabill SPA (site code 004014), c. 19.0km to the north-east

Site Specific Conservation Objectives have been established for all the listed European sites. The Conservation Objectives of these sites are to maintain (or restore) the favourable conservation condition of the QIs / SCIs in question. Where specific conservation objectives have been set out by the

NPWS, 'favourable conservation condition' is defined in respect of specific attributes and targets for the habitat or species in question. For further information, refer to Appendix II. Note that the above-listed distances are linear (i.e. 'as the crow flies').

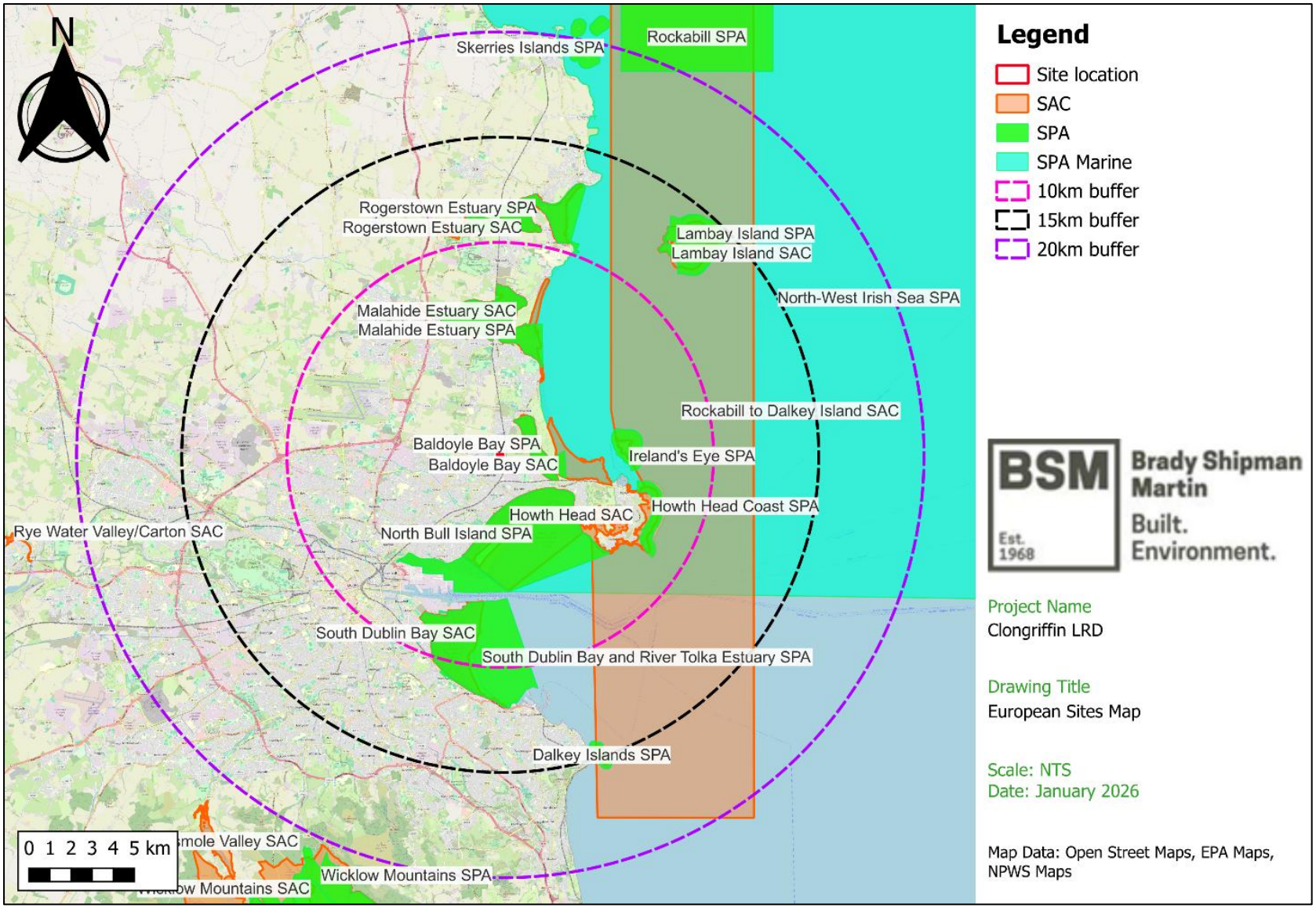



Figure 4.1 European sites within the potential zone of influence of the proposed development. 10, 15 and 20km radii are shown for scale.

### 4.2.2 Other Designated Areas (other than European sites)

Designated sites other than European sites (i.e. Proposed Natural Heritage Areas (pNHA) and designated Natural Heritage Areas (NHA)) within the potential Zone of Influence have been included in this assessment in order to address their potential to act as supporting sites for European sites. They are as follows:

- Natural Heritage Area (NHA)
  - Skerries Island NHA (site code), c. 18.8km to the north-east.
- Proposed Natural Heritage Areas (pNHAs)
  - Baldoyle Bay pNHA (site code 000199), c. 720m to the north-east.
  - Sluice River Marsh pNHA (site code 001763), c. 1.9km to the north.
  - North Dublin Bay pNHA (site code 000206), c. 2.1km to the south-east.
  - Feltrim Hill pNHA (site code 001208), c. 3.8km to the north-west.
  - Malahide Estuary pNHA (site code 000205), c. 4.0km to the north-east.
  - Howth Head pNHA (site code 000202), c. 5.2km to the south-east.
  - Ireland's Eye pNHA (site code 000203), c. 5.7km to the east.
  - Santry Demesne pNHA (site code 000178), c. 5.7km to the west.
  - South Dublin Bay pNHA (site code 000210), c. 7.0km to the south.
  - Dolphins, Dublin Docks pNHA (site code 000201), c. 7.4km to the south.
  - Royal Canal pNHA (site code 002103), c. 8.1km to the south-west.
  - Grand Canal pNHA (site code 002104), c. 8.4km to the south-west.
  - Portraine Shore pNHA (site code 001215), c. 8.5km to the north-east.
  - Booterstown Marsh (site code 001205), c. 10.6km to the south.
  - Rogerstown Estuary pNHA (site code 000208), c. 10.7km to the north.
  - Dalkey Coastal Zone and Killiney Hill pNHA (site code 001206), c. 12.4km to the south-east.
  - Lambay Island pNHA (site code 000204), c. 12.4km to the north-east.

Note that the above-listed distances are linear (i.e. 'as the crow flies'). **Figure 4.2** illustrates all of the NHA and pNHAs within the potential Zone of Influence (including those which overlap with European sites).

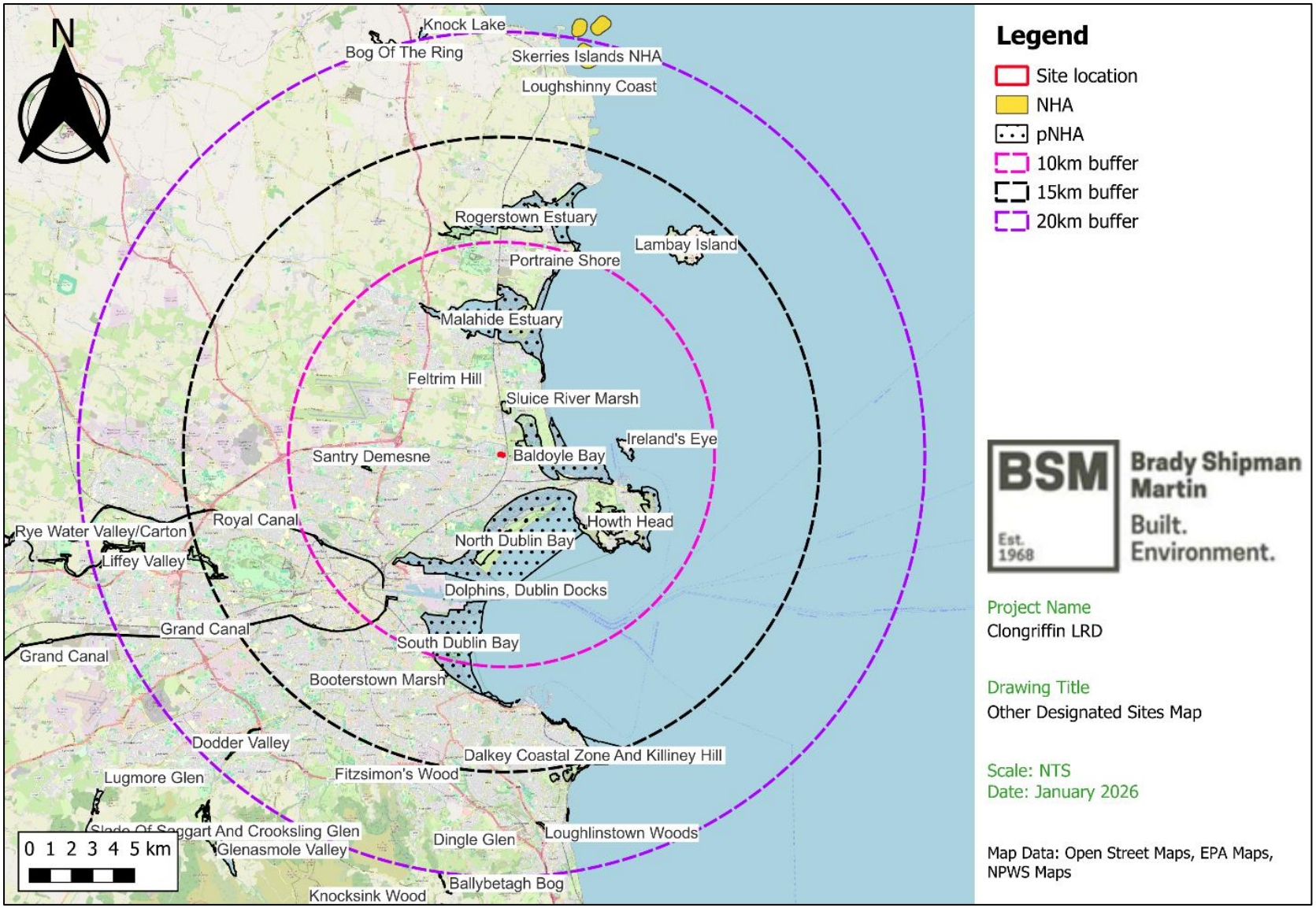



Figure 4.2 NHA and pNHA sites within the potential zone of influence of the proposed development. 10, 15 and 20km radii are shown for scale.

### 4.2.3 Site location, habitats and baseline biodiversity

The existing site at Clongriffin is a brownfield matrix of bare ground, recolonising bare ground, and recolonised ground now comprising dry grasslands. There are some disused paved roads that run through the site. There are a few pockets throughout the site that contain scrub species like gorse and bramble, and a fairly diverse species assemblage throughout the grassland.

A full habitat survey of the site, including rare and legally protected plants and invasive species, was carried out by ecologist Sadye Goldfarb of Brady Shipman Martin in May 2025[4]. The habitat types recorded across the site are described below and illustrated in **Figure 4.3**. All habitats were classified using the classification set out in the standard Irish habitat classification *A Guide to Habitats in Ireland* (Fossitt, 2000[5]).

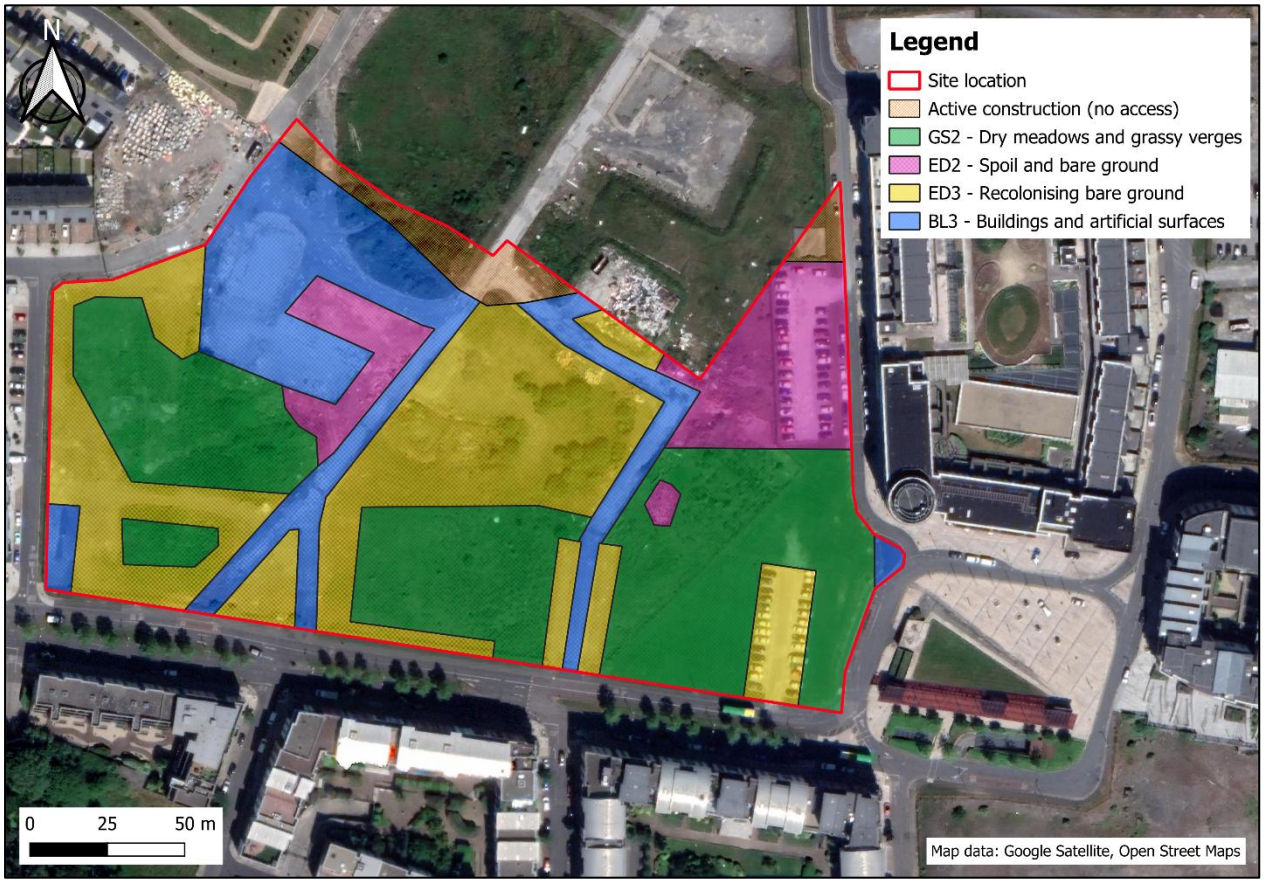



Figure 4.3 - Habitat Map / Fossitt Classification (May 2025)[6]

- **Dry meadows and grassy verges (GS2):** covers approximately one third of the site area. They are characterized by moderate plant species diversity and a small number of locally rare cowslip (*Primula veris*) plants that were recorded during the survey in May 2025.

[4] All baseline data has been reviewed to ensure it remains valid, in accordance with the CIEEM Advice Note on the Lifespan of Ecological Reports and Surveys

[5] Fossitt, J. (2000) "A Guide to Habitats in Ireland". Heritage Council. Available at: https://www.npws.ie/sites/default/files/publications/pdf/A%20Guide%20to%20Habitats%20in%20Ireland%20-%20Fossitt.pdf

[6] Note: the background aerial photograph is dated August 2024, Blocks 5 and 6, to the north of the subject site, are now under construction

- **Recolonising bare ground (ED3):** occurs in a large section in the middle of the site, and along the edges of the grasslands. Covers approximately one third of the site area and contains common, ruderal species.
- **Spoil and bare ground (ED2); Buildings and artificial surfaces (BL3):** cumulatively cover approximately one third of the site area. Comprised of artificial surfaces and spoil/bare ground; the largest section is used as a car park for site access.

The site contains four areas of dry grassland (Fossitt habitat code GS2) that generally transition into recolonising bare ground (ED3) at their edges. These grasslands are of moderate diversity and include species like buttercup (*Ranunculus repens*), red clover (*Trifolium pratense*) white clover (*T. repens*), ribwort plantain (*Plantago lanceolata*), bird's foot trefoil (*Lotus corniculatus*), rushes (*Juncus* spp.), vetches (e.g. *Vicia sativa*), cinquefoils (*Potentilla* spp.), hawkweed (*Hieracium umbellatum*), scarlet pimpernel (*Lysimachia arvensis*), and various grass species. Near the southern edge, there were a handful of cowslip (*Primula veris*) plants recorded during the survey in May 2025. Cowslip is considered a high-quality indicator species for dry to semi-dry calcareous grasslands of the *Festuco-Brometea* (Annex I EU Habitats Directive designated habitats). Since this was the only calcareous grassland indicator species recorded and was localised to a small area, these grasslands are categorized as dry grassland (GS2) – it is not an Annex II habitat. This habitat is considered to be of Local Importance (higher value) as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA/TII, 2009 (Rev. 2)).

The proposed development site is not under any wildlife or conservation designation. No species listed on the Third Schedule of the Habitats Regulations, such as giant hogweed (*Heracleum mantegazzianum*), Japanese knotweed (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera*) or three-cornered leek (*Allium triquetrum*) have been recorded on the site. Non-native *Buddleja davidii* was recorded on site during the surveys. The site has no value for roosting bats, nor for large mammals such as otter, and provides no habitat suitable for use by overwintering birds such as the SCI species associated with coastal European sites.

### 4.2.4 Watercourses, geology and pathways to European sites

A review of the Environmental Protection Agency (EPA) web-tool indicates that the subject site is located within the Liffey and Dublin Bay catchment (09), Mayne_SC_010 sub-catchment (09_17) and the MAYNE_010 river sub-basin. The Mayne River (IE_EA_09M030500), flow c. 300m to the north of proposed development site in a west to east direction and discharges into the Baldoyle Estuary, c. 1.2km downstream.

The Mayne River has a 'Poor' River Waterbody WFD Status 2019-2024 and is 'at risk' of failing to achieve Water Framework Directive (WFD) Objectives by 2027. The Baldoyle Estuary has a 'Moderate' Transitional Waterbody WFD Status 2019-2024 and the risk status is currently under 'review'.

According to the Geological Survey of Ireland (2026), the bedrock aquifer underlying the site as a Locally Important Aquifer (LI), i.e. Bedrock which is Moderately Productive only in Local Zones as presented in Figure 10.6 of chapter 10 (Hydrology & Hydrogeology) of the EIAR. The potential for local vertical or horizontal migration within this type of aquifer is moderate depending on the area but may not have extensive regional connectivity. As such the aquifer is not a significant pathway for off-site migration.

# 5 Potential impacts from the proposed development including in-combination effects

## 5.1 European sites and habitats with links to European sites

The site of the proposed development is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988)*, the *Flora Protection Order*, *2022* or the *EU Habitats Directive*, are known to occur within the site and none were recorded during the site visits. The most ecologically valuable habitats are the dry grasslands that cover approximately one third of the site area. These grasslands have moderately high species diversity and include one species of local rarity (cowslip).

There is no habitat on the site suitable for use, even on a very occasional basis, by any overwintering birds, such as light-bellied Brent goose, or any other protected bird species listed as a Special Conservation Interest (SCI) in any European site within the Zone of Influence. This is confirmed by the winter bird surveys undertake in 2025 and 2026 – refer to Appendix III.

The site has no value for roosting bats, nor for otters (as noted previously these species are protected under Article 12 of the Habitats Directive and are known from the River Mayne corridor to the north[7]). It also has no value for other protected mammals such as badger or hedgehog, or for amphibians or reptiles, or rare or protected plants and the habitats present are not suitable for such species. There was one protected mammal, the Irish hare, recorded on site in May 2025. Irish Hare is not listed on Article 12 of the Habitats Directive. The habitat is sub-optimal for the species, and the site will not sustain a population of the species permanently.

None of the habitats or features present on the site are Qualifying Interests/Special Conservation Interests in any European site within the Zone of Influence and none of these Qualifying Interests/Special Conservation Interests are present on the site. No evidence of any habitats or species with links to European sites was recorded during either the field surveys or desk study undertaken and no 'reservoir' type habitats (habitats which have the potential to support Qualifying Interest/Special Conservation Interest species in any European site) are present.

Due to the species diversity of the grasslands present, the overall site is of Local importance (higher value), as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA/TII, 2009 (Rev. 2)). The Key Ecological receptors on the site comprise the dry grasslands that cover approximately one third of the site.

The site is not of value as an *ex-situ* feeding site for SCI species associated with the coastal European sites.

### 5.1.1 Potential impacts during construction

At any development site, clearance and construction activities pose a potential risk to water as surface/ground water arising at a site may contain contaminants. The main contaminants arising from construction activities may include suspended solids, hydrocarbons and concrete/cement products. If

[7] *Brazier, B. & Macklin, R. (2024). Fingal otter (*Lutra lutra*) survey 2024 - rivers. Report prepared by Triturus Environmental Ltd. for Fingal County Council. February 2025.*

not properly managed, such pollutants could pose a temporary risk to surface water quality in the local surface water network during construction.

The Mayne River passes along the northern boundary of the overall masterplan lands and is c. 300m north of the proposed development site. It is separated from the subject site by Blocks 5 and 6, currently under construction, and there is no direct hydrological pathway – there are no watercourses or drainage ditches present on the site that can provide direct hydrological linkage to Mayne River. There is a potential surface water pathway, via the local surface water drainage network, between the proposed development site and the European sites associated with the Baldoyle Bay Estuary (Baldoyle Bay SAC & SPA and North-west Irish Sea SPA). There is also a potential groundwater pathway between the proposed development site and the European sites should indirect discharges (i.e. spillages to ground) occur or should any contamination on the site enter the ground water.

Despite the presence of these indirect pathways between the proposed development site and the European sites of Baldoyle Bay estuary, the risk of contamination of water is extremely low, and even in the event of a pollution incident significant enough to impact upon surface water or groundwater quality locally, it is reasonable to assume that this would not be perceptible in the offshore European sites.

During construction, there is no direct open-water hydrological or hydrogeological pathway or connection to any of the above listed areas of protection and conservation which are located downgradient of the proposed development site. However, the proposed development would have an indirect hydrological pathway / linkage to the Baldoyle Bay Estuary and the associated European sites via the potential surface water (stormwater) drainage pathway. This source pathway linkage is over a significant distance (several hundred metres) allowing for significant attenuation and large dilution factor within the estuary and beyond. Any pollution entering any drain or ditch during construction would be so diluted as to be entirely undetectable by the time the water enters the estuary. Further, significant level of dilution and mixing of surface and sea water would occur in any event. Upon reaching the estuary any pollutants would be even further diluted and dissipated by the receiving waters.

As set out in Chapter 10 (Hydrology and Hydrogeology) of the EIAR, the Conceptual Site Model developed has confirmed that the hydrogeological pathway from the site is restricted due to the natural ground conditions that are dominated by Cohesive Deposits and deep bedrock, providing natural protection to the underlying GWB.

The site has an indirect hydrological connection to Designated Areas (i.e. Baldoyle Bay) downstream through local drainage albeit via a lengthy distance / pathway and a significant dilution factor downstream in the Mayne River and Mayne Estuary.

In the absence of mitigation, rainfall run-off generated during the construction phase may contain elevated levels of silt and other pollutants arising from construction activities. Increased concentrations of suspended solids in run-off could lead to a higher suspended sediment load, resulting in increased turbidity. Elevated turbidity can affect local infiltration capacity and downstream effects on drainage infrastructure and receiving watercourses.

However, should any silt-laden stormwater from construction or hydrocarbon-contaminated water from a construction vehicle leak/tank leak manage to enter into the drainage system, the suspended solids will naturally settle within the network and receiving waters. In the event of a worst case hydrocarbon leak this would be diluted to background levels (established as surface water quality objectives as outlined in S.I. No. 272 of 2009, S.I. No. 386 of 2015 and S.I. No. 77 of 2019) by the time the stormwater waters reaches the nearest Natura 2000 Sites (Baldoyle Bay SAC/SPA, c. 0.8 km

downgradient); it would undergo dilution and mixing within the Mayne River, in addition to attenuation processes occurring along the drainage pathway prior to discharge to the Mayne Estuary.

Any discharged surface waters would undergo dilution and mixing within the Mayne River, together with attenuation processes along the drainage pathway prior to reaching the Mayne Estuary.

Consequently, it is certain that there is no potential for changes to water-dependent habitat requirements arising from the proposed development – this conclusion does not take any mitigation measures into account.

During the construction phase, typical environmental effects associated with construction works of this nature and scale are predicted, including elevated levels of noise, emissions of dust, direct and indirect greenhouse gas emissions, etc. These effects will be short-term in duration, at most, temporary and reversible. There will also be environmental risks associated with the presence of potential pollutants typically stored and used on-site (e.g. hydrocarbons, solvents, cementitious materials).

There is no possibility of any other potential direct, indirect or secondary impacts on any European site during the construction phase. For example, there will be no land-take from any European site and there will be no resource requirements such as water abstraction. Similarly, there will be no emissions to air from construction vehicles that could remotely impact any European site. Dust, noise and vibration arising during construction will similarly be entirely remote from any European site by virtue of distance.

There will be no loss, fragmentation, disruption, disturbance or other change to any element of any European site as a result of the construction of the proposed development, and no interference with the key relationships that define the structure or function of any European site.

**Significant construction-related effects as a result of the proposed development, on European sites or otherwise, can therefore be excluded.**

### 5.1.2 Potential impacts during operation

During the operational phase, typical environmental effects associated with the presence and operation of a residential development are predicted, including water consumption, surface and foul water loading to the municipal network, additional traffic volumes and direct and indirect greenhouse gas emissions. Operational phase effects are expected to be permanent in duration.

As set out in the Engineering Design Report prepared by CS Consulting (2026), to accommodate the proposed development phases on the wider masterplan lands, options for attenuation storage have been considered. Each option has been assessed in terms of its impact on the existing Clongriffin surface water network and regional pond ensuring that there is no increase in the risk of flooding for the development or the adjacent areas. The local surface water drainage network was designed and constructed within the Clongriffin masterplan area under the parent permission (DCC Reg. Ref. 0132/02). All runoff collected by this network drains to the Clongriffin attenuation pond, which is located adjacent to the Mayne River, at the northern boundary of the masterplan area.

It is proposed to use a sustainable urban drainage system (SuDS) approach to storm water management throughout the site. SuDS are a requirement of Dublin City Council under the GDSDS and the Regional Code of Practice for Drainage Works. Additionally, these systems are recommended under the 2009 guidelines published by the OPW, '*The Planning System and Flood Risk Management*'. All surface water calculations included in the additional capacity (20%), to account for climate change. Even in the total absence of any SuDS measures there would be no impacts on any European sites. The significant distances to European sites and the natural characteristics of the receiving waters ensure rapid mixing

of water such that there is no possibility of any appreciable effect on water quality in European sites in any event.

A Site-Specific Flood Risk Assessment (SSFRA) has been prepared by CS Consulting (2026) in accordance with the requirements of the national flood guidelines and Dublin City Council's Development Plan. The SSFRA concludes that – '*The proposed development is deemed to be suitable for the site location, as historical and potential flood routes have been reviewed and the likelihood of the development being subject to flooding is low.'*

As set out in Chapter 10 (Hydrology and Hydrogeology) of the EIAR, during the operational phase, the potential for hydrocarbon release is considered to be low, with a worst-case scenario limited to an individual vehicle fuel or oil leak. A comprehensive suite of SuDS measures will be implemented across the site to manage surface water run-off and enhance water quality during the operational phase. These measures will include on-site attenuation infrastructure designed to provide treatment of run-off and improve the quality of surface water prior to discharge.

During the operational phase, surface water run-off is expected to primarily interact with the stormwater drainage system rather than directly impacting the receiving water bodies, namely the Mayne River, the Mayne Estuary Transitional Waterbody and the underlying Dublin GWB, due to the proposed hardstanding areas and engineered drainage infrastructure.

The surface water drainage strategy provides for the proposed development to be served by an integrated SuDS network and comprising a combination of treatment and attenuation measures. Surface water flows from the proposed development will be directed to the Clongriffin attenuation system located adjacent to the Mayne River to the north of the masterplan area. In addition to on-site treatment, discharged surface waters will undergo dilution and mixing within the Mayne River prior to reaching the Mayne Estuary.

Any discharged surface waters would undergo dilution and mixing within the Mayne River, together with attenuation processes along the drainage pathway prior to reaching the Mayne Estuary by the time the stormwater waters reach the nearest European Sites (Baldoyle Bay SAC/SPA, c. 0.8 km downgradient). Consequently, there is no potential for changes to Designated Areas and their water-dependent habitats requirements arising from the proposed development.

**Significant effects related to ground water, surface water management or flooding, arising as a result of the operation of the proposed development, on European sites or otherwise, can therefore be excluded.**

There is no 'direct' pathway for foul sewage to any receiving water body. There is however an 'indirect pathway' through the public sewer which ultimately discharges to the Irish Water Wastewater Treatment Plant (WwTP) at Ringsend prior to discharge to Dublin Bay post treatment. However, as the WwTP is required to operate in compliance with licence requirements, there is no potential for water quality exceeding Significant Impact (SI) threshold concentrations to be exceeded at the Dublin Bay.

As detailed in the Engineering Services Report (CS Consulting, 2026), a local foul drainage network was designed and constructed under the masterplan parent permission (Reg. Ref. 0132/02) for the wider Clongriffin masterplan area. These local foul sewers remain under private ownership and are not shown on Uisce Éireann records. All foul effluent collected by this network drains to the Clongriffin wastewater pumping station (WwPS) that was constructed under the masterplan parent permission but has since been transferred to Uisce Éireann's control. A short foul rising main (also in Uisce Éireann ownership) conveys the pumped effluent to the Uisce Éireann trunk foul sewer. To serve the development lands it is proposed to extend and connect to this existing infrastructure.

A Confirmation of Feasibility and a Statement of Design Acceptance has been issued by Uisce Éireann (CDS25001826) and have been included at Appendix B of the Engineering Services Report, prepared by CS Consulting.

As detailed in the Engineering Services Report (CS Consulting, 2026), a local foul drainage network was designed and constructed under the masterplan parent permission (DCC Reg. Ref. 0132/02) for the wider Clongriffin masterplan area. These local foul sewers remain under private ownership and are not shown on Uisce Éireann records. All foul effluent collected by this network drains to the Clongriffin wastewater pumping station (WwPS) that was constructed under the masterplan parent permission but has since been transferred to Uisce Éireann's control. A short foul rising main (also in Uisce Éireann ownership) conveys the pumped effluent to the Uisce Éireann trunk foul sewer. To serve the development lands it is proposed to extend and connect to this existing infrastructure. It will be directed to the Irish Water Wastewater Treatment Plant (WwTP) at Ringsend for treatment prior to discharge to Dublin Bay.

According to the information contained in Uisce Eireann's 2023[8] Annual Environmental Report (AER), Ringsend WWTP has adequate operational capacity to accommodate the additional flows generated by the proposed development.

Upgrading works have now been completed, and the plant has a capacity of 2.4 million (PE), adequate to meet the increased demand of the wider Dublin area. Following treatment, the final effluent from Ringsend WWTP is discharged into Liffey Estuary Lower transitional waterbody, which outfalls into Dublin Bay Coastal Waterbody.

**Significant effects related to foul water management, arising as a result of the operation of the proposed development, on European sites or otherwise, can therefore be excluded.**

The proposed development will include the construction of new buildings, ranging from 5- to 10-storeys. However, the proposed development site at a significant remove from the nearest SPA and has no features suitable for use by any SCI species. The risk of collision is imperceptible. Birds tend to fly higher than the tallest obstruction in their flightpath and also to fly at a greater height between foraging sites. The proposed development site is not an important site for light-bellied Brent geese or any other overwintering species. No issues arise via the disruption of flight lines for birds.

There is no possibility of any other potential direct, indirect or secondary impacts on any European site once the proposed development is operational. There will be no loss, fragmentation, disruption, disturbance or other change to any element of any European site as a result of the operation of the proposed development, and no interference with the key relationships that define the structure or function of any European site.

**Significant operation-related effects as a result of the proposed development, on European sites or otherwise, can therefore be excluded.**

A detailed discussion of the potential impacts of the proposed development on individual European sites within the potential Zone of Influence is presented in **Table 5.1**, below.

[8] This is the latest published report (https://www.water.ie/sites/default/files/2025-02/D0034-01_2023_AER.pdf). Since its publication the major expansion and upgrade of Ringsend WwTP has been completed.

Table 5.1 Potential impacts on designated sites in the potential Zone of Influence

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| Special Areas of Conservation (SAC) | | | |
| Baldoyle Bay SAC (site code 000199), c. 720m to the north-east | ▪ [1140] Mudflats and sandflats not covered by seawater at low tide<br>▪ [1310] Salicornia and other annuals colonising mud and sand<br>▪ [1330] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)<br>▪ [1410] Mediterranean salt meadows (*Juncetalia maritimi*)<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 19 November 2012), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. | No significant effects on water quality, and therefore on the site's QIs, are predicted.<br><br>Surface/ground water arising during the construction and operation of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, to Baldoyle Bay.<br><br>There will be no significant effects on the conservation objectives of the European site should this occur, given the nature, size and location of the proposed development, as described in Section 5. Even in the event of a pollution incident (such as a fuel or cement spill) significant enough to impact upon surface/ground water quality locally (within the proposed development site), this would not be perceptible in Baldoyle Bay SAC – as confirmed and explained in Section 5.1.2. This is due to the separation between the proposed development site and the European site – the proposed development site is almost 720m (straight line distance) from the SAC and any pollution entering the ground or any watercourse (e.g. the River Mayne) during construction would be diluted as to be undetectable by the time the water enters the bay. In addition, significant dilution and mixing of surface and transitional water would occur. Upon reaching the bay any pollutants would be even further diluted and dissipated in the marine environment.<br><br>There will be no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the construction of the proposed development.<br><br>No operational impacts on this European site will occur as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| North Dublin Bay SAC (site code 000206), c. 2.1km to the south-east | ▪ [1140] Mudflats and sandflats not covered by seawater at low tide<br>▪ [1210] Annual vegetation of drift lines<br>▪ [1310] *Salicornia* and other annuals colonising mud and sand<br>▪ [1330] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)<br>▪ [1410] Mediterranean salt meadows (*Juncetalia maritimi*)<br>▪ [2110] Embryonic shifting dunes<br>▪ [2120] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes)<br>▪ [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)<br>▪ [2190] Humid dune slacks<br>▪ [1395] Petalwort (*Petalophyllum ralfsii*)<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 06 November 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is over 2km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |
| Malahide Estuary SAC (site code 000205), c. 4.0km to the north-east | ▪ [1140] Mudflats and sandflats not covered by seawater at low tide<br>▪ [1310] *Salicornia* and other annuals colonising mud and sand<br>▪ [1320] *Spartina* swards (*Spartinion maritimae)*<br>▪ [1330] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)<br>▪ [1410] Mediterranean salt meadows (*Juncetalia maritimi*) | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is approximately 4km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | ▪ [2120] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes)<br>▪ [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)*<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 27 May 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. | | |
| Howth Head SAC (site code 000202), c. 4.9km to the south-east | ▪ [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts<br>▪ [4030] European dry heaths<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 06 December 2016), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected. | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is almost 5km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |
| Ireland's Eye SAC (site code 002193), c. 5.4km to the east | ▪ [1220] Perennial vegetation of stony banks<br>▪ [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 27 January 2017), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat(s) for which the SAC has been selected. | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is approximately 5.4km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| Rockabill to Dalkey Island SAC (site code 003000), c. 5.5km to the east | ▪ [1170] Reefs<br>▪ [1351] Harbour Porpoise (*Phocoena phocoena*)<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 07 May 2013), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is approximately 5.5km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |
| South Dublin Bay SAC (site code 000210), c. 7.0km to the south | ▪ [1140] Mudflats and sandflats not covered by seawater at low tide<br>▪ [1210] Annual vegetation of drift lines<br>▪ [1310] *Salicornia* and other annuals colonising mud and sand<br>▪ [2110] Embryonic shifting dunes<br><br>According to this SAC's site Conservation Objectives document (Version 2, dated 24 April 2026), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected. | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is approximately 7km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |
| Rogerstown Estuary SAC (site code 000208), c. 10.5km to the north | ▪ [1130] Estuaries<br>▪ [1140] Mudflats and sandflats not covered by seawater at low tide<br>▪ [1310] *Salicornia* and other annuals colonising mud and sand<br>▪ [1330] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)<br>▪ [1410] Mediterranean salt meadows (*Juncetalia maritimi*)<br>▪ [2120] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is approximately 10.5km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QI's of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | ▪ [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)<br><br>According to this SAC's site Conservation Objectives document (Version 1, dated 14 August 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) for which the SAC has been selected. | | |
| Lambay Island SAC (site code 000204), c. 12.2km to the north-east | ▪ [1170] Reefs<br>▪ [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts<br>▪ [1351] *Phocoena phocoena* (Harbour Porpoise)<br>▪ [1364] *Halichoerus grypus* (Grey Seal)<br>▪ [1365] *Phoca vitulina* (Harbour Seal)<br><br>According to this SAC's site Conservation Objectives document (Version 2, dated 17 December 2024), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat(s) for which the SAC has been selected. | There is no direct hydrological link or any other pathway between the proposed development and this SAC. It is approximately 12.2km distant and is unconnected via surface water pathway.<br><br>No other emissions have potential to result in any impact on the QIs of the SAC.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the QIs of this SAC as a result of the proposed development. | NO |
| Special Areas of Protection (SPA) | | | |
| Baldoyle Bay SPA (site code 004016), c.1.2km to the north-east | ▪ [A046] Light-bellied Brent Goose (*Branta bernicla hrota*)<br>▪ [A048] Shelduck (*Tadorna tadorna*)<br>▪ [A137] Ringed Plover (*Charadrius hiaticula*)<br>▪ [A140] Golden Plover (*Pluvialis apricaria*)<br>▪ [A141] Grey Plover (*Pluvialis squatarola*)<br>▪ [A157] Bar-tailed Godwit (*Limosa lapponica*)<br>▪ [A999] Wetland and Waterbirds | No significant effects on water quality, and therefore on the site's SCIs, are predicted.<br><br>Surface/ground water arising during the construction and operation of the proposed development could contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network and from there, eventually, to Baldoyle Bay. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | According to this SPA's Site Conservation Objectives document (Version 1, dated 27 February 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There will be no significant effects on the conservation objectives of the European site should this occur, given the nature, size and location of the proposed development, as described in Section 5. Even in the event of a pollution incident (such as a fuel or cement spill) significant enough to impact upon surface/ground water quality locally (within the proposed development site), this would not be perceptible in Baldoyle Bay SPA – as confirmed and explained in Section 5.1.2. This is due to the separation between the proposed development site and the European site – the proposed development site is c. 1.2km (straight line distance) from the SPA and any pollution entering the ground or any watercourse (e.g. the River Mayne0 during construction would be diluted as to be undetectable by the time the water enters the bay. In addition, significant dilution and mixing of surface and transitional water would occur. Upon reaching the bay any pollutants would be even further diluted and dissipated in the marine environment.<br><br>The site is of no value for SCI species associated with this or any other SPA, and there will be no loss of habitat or species, fragmentation or disturbance to the SCIs of this site as a result of the construction of the proposed development.<br><br>No operational impacts on this European site will occur as a result of the proposed development. | |
| North Bull Island SPA (site code 004006), c. 2.1km to the south-east | ■ [A046] Light-bellied Brent Goose (*Branta bernicla hrota*)<br>■ [A048] Shelduck (*Tadorna tadorna*)<br>■ [A052] Teal (*Anas crecca*)<br>■ [A054] Pintail (*Anas acuta*)<br>■ [A130] Oystercatcher (*Haematopus ostralegus*)<br>■ [A140] Golden Plover (*Pluvialis apricaria*)<br>■ [A141] Grey Plover (*Pluvialis squatarola*)<br>■ [A143] Knot (*Calidris canutus*)<br>■ [A144] Sanderling (*Calidris alba*) | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is over 2km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>The site is of no value for SCI species associated with this or any other SPA, and there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | ▪ [A149] Dunlin (*Calidris alpina*)<br>▪ [A156] Black-tailed Godwit (*Limosa limosa*)<br>▪ [A157] Bar-tailed Godwit (*Limosa lapponica*)<br>▪ [A160] Curlew (*Numenius arquata*)<br>▪ [A162] Redshank (*Tringa totanus*)<br>▪ [A169] Turnstone (*Arenaria interpres*)<br>▪ [A179] Black-headed Gull (*Chroicocephalus ridibundus*)<br>▪ [A857] Shoveler (*Spatula clypeata*)<br>▪ [A999] Wetland and Waterbirds<br><br>According to this SPA's Site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | | |
| North-west Irish Sea SPA (site code 004236), c. 2.6km to the north-east | ▪ [A001] Red-throated Diver (*Gavia stellata*)<br>▪ [A003] Great Northern Diver (*Gavia immer*)<br>▪ [A009] Fulmar (*Fulmarus glacialis*)<br>▪ [A013] Manx Shearwater (*Puffinus puffinus*)<br>▪ [A017] Cormorant (*Phalacrocorax carbo*)<br>▪ [A018] Shag (*Phalacrocorax aristotelis*)<br>▪ [A065] Common Scoter (*Melanitta nigra*)<br>▪ [A179] Black-headed Gull (*Chroicocephalus ridibundus*)<br>▪ [A182] Common Gull (*Larus canus*)<br>▪ [A183] Lesser Black-backed Gull (*Larus fuscus*)<br>▪ [A184] Herring Gull (*Larus argentatus*)<br>▪ [A187] Great Black-backed Gull (*Larus marinus*) | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 2.6km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>The site is of no value for SCI species associated with this or any other SPA, and there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | ▪ [A188] Kittiwake (*Rissa tridactyla*)<br>▪ [A192] Roseate Tern (*Sterna dougallii*)<br>▪ [A193] Common Tern (*Sterna hirundo*)<br>▪ [A194] Arctic Tern (*Sterna paradisaea*)<br>▪ [A199] Guillemot (*Uria aalge*)<br>▪ [A200] Razorbill (*Alca torda*)<br>▪ [A204] Puffin (*Fratercula arctica*)<br>▪ [A862] Little Gull (*Hydrocoloeus minutus*)<br>▪ [A885] Little Tern (*Sternula albifrons*)<br><br>According to this SPA's Site Conservation Objectives document (Version 1, dated 19 September 2023), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | | |
| Malahide Estuary SPA (site code 004025), c. 4.6km to the north-east | ▪ [A005] Great Crested Grebe (*Podiceps cristatus*)<br>▪ [A046] Light-bellied Brent Goose (*Branta bernicla hrota*)<br>▪ [A048] Shelduck (*Tadorna tadorna*)<br>▪ [A054] Pintail (*Anas acuta*)<br>▪ [A067] Goldeneye (*Bucephala clangula*)<br>▪ [A069] Red-breasted Merganser (*Mergus serrator*)<br>▪ [A130] Oystercatcher (*Haematopus ostralegus*)<br>▪ [A140] Golden Plover (*Pluvialis apricaria*)<br>▪ [A141] Grey Plover (*Pluvialis squatarola*)<br>▪ [A143] Knot (*Calidris canutus*)<br>▪ [A149] Dunlin (*Calidris alpina*)<br>▪ [A156] Black-tailed Godwit (*Limosa limosa*)<br>▪ [A157] Bar-tailed Godwit (*Limosa lapponica*) | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 4.6km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | ▪ [A162] Redshank (*Tringa totanus*)<br>▪ [A999] Wetland and Waterbirds<br><br>According to this SPA's Site Conservation Objectives document (Version 1, dated 16 August 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | | |
| South Dublin Bay and River Tolka Estuary SPA (site code 004024), c. 5.1km to the south | ▪ [A046] Light-bellied Brent Goose (*Branta bernicla hrota*)<br>▪ [A130] Oystercatcher (*Haematopus ostralegus*)<br>▪ [A137] Ringed Plover (*Charadrius hiaticula*)<br>▪ [A141] Grey Plover (*Pluvialis squatarola*)<br>▪ [A143] Knot (*Calidris canutus*)<br>▪ [A144] Sanderling (*Calidris alba*)<br>▪ [A149] Dunlin (*Calidris alpina*)<br>▪ [A157] Bar-tailed Godwit (*Limosa lapponica*)<br>▪ [A162] Redshank (*Tringa totanus*)<br>▪ [A179] Black-headed Gull (*Chroicocephalus ridibundus*)<br>▪ [A192] Roseate Tern (*Sterna dougallii*)<br>▪ [A193] Common Tern (*Sterna hirundo*)<br>▪ [A194] Arctic Tern (*Sterna paradisaea*)<br>▪ [A999] Wetland and Waterbirds<br><br>According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 4.6km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>The site is of no value for SCI species associated with this or any other SPA, and there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| Ireland's Eye SPA (site code 004117), c. 5.2km to the east | ▪ [A017] Cormorant (*Phalacrocorax carbo*)<br>▪ [A184] Herring Gull (*Larus argentatus*)<br>▪ [A188] Kittiwake (*Rissa tridactyla*)<br>▪ [A199] Guillemot (*Uria aalge*)<br>▪ [A200] Razorbill (*Alca torda*)<br><br>According to this SPA's site Conservation Objectives document (Version 1, dated 12 November 2024), for each of the listed SCIs, the Conservation Objective is to restore or maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 5.2km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |
| Howth Head Coast SPA (site code 004113), c. 6.5km to the south-east | ▪ [A188] Kittiwake (*Rissa tridactyla*)<br><br>According to this SPA's Site Conservation Objectives document (Version 1, dated 29 October 2024), for each of the listed SCIs, the Conservation Objective is to restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 6.5km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |
| Rogerstown Estuary SPA (site code 004015), c. 10.2km to the north | ▪ [A043] Greylag Goose (*Anser anser*)<br>▪ [A046] Light-bellied Brent Goose (*Branta bernicla hrota*)<br>▪ [A048] Shelduck (*Tadorna tadorna*)<br>▪ [A130] Oystercatcher (*Haematopus ostralegus*)<br>▪ [A137] Ringed Plover (*Charadrius hiaticula*)<br>▪ [A141] Grey Plover (*Pluvialis squatarola*)<br>▪ [A143] Knot (*Calidris canutus*)<br>▪ [A149] Dunlin (*Calidris alpina*)<br>▪ [A156] Black-tailed Godwit (*Limosa limosa*)<br>▪ [A162] Redshank (*Tringa totanus*)<br>▪ [A857] Shoveler (*Spatula clypeata*) | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 10.2km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | ▪ [A999] Wetland and Waterbirds<br><br>According to this SPA's Site Conservation Objectives document (Version 1, dated 20 May 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | | |
| Lambay Island SPA (site code 004069), c. 12.0km to the north-east | ▪ [A009] Fulmar (Fulmarus glacialis)<br>▪ [A017] Cormorant (Phalacrocorax carbo)<br>▪ [A018] Shag (Phalacrocorax aristotelis)<br>▪ [A043] Greylag Goose (Anser anser)<br>▪ [A183] Lesser Black-backed Gull (Larus fuscus)<br>▪ [A184] Herring Gull (Larus argentatus)<br>▪ [A188] Kittiwake (Rissa tridactyla)<br>▪ [A199] Guillemot (Uria aalge)<br>▪ [A200] Razorbill (Alca torda)<br>▪ [A204] Puffin (Fratercula arctica)<br><br>According to this SPA's Site Conservation Objectives document (Version 1, dated 19 November 2024), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 12.0km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |
| Dalkey Islands SPA (site code 004172), c. 14.2km to the south-east | ▪ [A192] Roseate Tern (*Sterna dougallii*)<br>▪ [A193] Common Tern (*Sterna hirundo*)<br>▪ [A194] Arctic Tern (*Sterna paradisaea*)<br><br>According to this SPA's site Conservation Objectives document (Version 1, dated 29 October 2024), for each of the listed SCIs, the Conservation Objective is to restore the favourable conservation condition of | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 14.2km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

| Site | Reasons for designation (information correct as of May 2026) (*denotes a priority habitat) | Discussion of Source-Pathway-Receptor Link | Likely Significant Effect? |
|---|---|---|---|
| | the bird species listed as Special Conservation Interests for this SPA. | | |
| Skerries Island SPA (site code 004122), c. 18.8km to the north-east | ▪ [A017] Cormorant (*Phalacrocorax carbo*)<br>▪ [A018] Shag (*Phalacrocorax aristotelis*)<br>▪ [A046] Light-bellied Brent Goose (*Branta bernicla hrota*)<br>▪ [A148] Purple Sandpiper (*Calidris maritima*)<br>▪ [A169] Turnstone (*Arenaria interpres*)<br>▪ [A184] Herring Gull (*Larus argentatus*)<br><br>According to this SPA's site Conservation Objectives document (Version 1, dated 19 November 2024), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 18.8km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |
| Rockabill SPA (site code 004014), c. 19.0km to the north-east | ▪ A148 Purple Sandpiper (*Calidris maritima*)<br>▪ A192 Roseate Tern (*Sterna dougallii)*<br>▪ A193 Common Tern (*Sterna hirundo*)<br>▪ A194 Arctic Tern (*Sterna paradisaea*)<br><br>According to this SPA's site Conservation Objectives document (Version 1, dated08 May 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. | There is no direct hydrological link or any other pathway between the proposed development and this SPA. It is approximately 19.0km distant and is unconnected via surface water or any other pathway. No significant effects on water quality, and no effects on the site's SCIs, are predicted.<br><br>Furthermore, there will be no loss of species, fragmentation or disturbance to the SCIs of this SPA as a result of the proposed development. | NO |

## 5.2 Summary of potential impacts of the proposed development

There will be no land-take from any European site and there will be no resource requirements such as water abstraction. Similarly there will be no emissions to air from construction vehicles that could remotely impact any European site. Dust, noise and vibration arising during construction will similarly be entirely remote from any European site.

There will be no loss, fragmentation, disruption, disturbance or other change to any element of any European site as a result of the construction or operation of the permitted development, no predicted impact on *ex-situ* species and no interference with the key relationships that define the structure or function of any European site.

There will also be no significant effects on any European sites as a result of:

- Habitat loss and/or fragmentation
- Land-take
- Resource requirements such as water abstraction
- Impacts to habitat structure
- Mortality to species (such as roadkill)
- Noise pollution / vibration impacts
- Light pollution
- Emissions to air (including dust)
- Emissions to water

Additionally, for the reasons outlined in this report for the European sites, no impacts on any other designated sites including proposed Natural Heritage Areas, will occur.

# 6 Mitigation Specific to European Sites

This screening assessment is consistent with the judgment of the European Court in Case C-323/17, People Over Wind & Sweetman v Coillte (Judgment of the Court (Seventh Chamber) of 12 April 2018) and the recent case-law of the High Court, including Heather Hill Management Company CLG v An Bord Pleanála [2019] IEHC 450 and Sweetman v An Bord Pleanála [2020] IEHC 39.

It is also consistent with the judgment in Eco Advocacy CLG v An Bord Pleanála [2021] IEHC 265. In that case, Humphreys J confirmed the core legal principle, being that regard should not be had to mitigation measures at AA screening stage. Humphreys J decided in that case that clarification was required from the CJEU on the matter (as it related to the consideration of SUDs and whether these represented mitigation measures).

The CJEU, in its ruling on this case dated 15 June 2023 clarified issues defining mitigation in the context of European sites[9]. It confirmed that Article 6(3) of Directive 92/43 *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.*

[9] https://curia.europa.eu/juris/document/document.jsf?text=&docid=274644&pageIndex=0&doclang=EN&mode=lst&dir=&occ=first&part=1&cid=21723482

In relation to European sites, there will be no impacts capable of giving rise to any likely significant effects as a result of the proposed development. SuDS measures including blue and green roofs have been incorporated into the design of the development as standard features. SuDS features are highly effective and are required to be included in developments where appropriate (SuDS are a requirement of Dublin City Council under the GDSDS and the Greater Dublin Regional Code of Practice for Drainage Works). These standard measures are considered best practice in construction and, therefore reasonable scientific doubt concerning their effectiveness can be ruled out.

As set out in this report, it is certain that likely significant effects on European sites as a result of both the construction and operation of the development can be excluded. Even if no SuDS measures were to be incorporated into the design there could be no impacts on European sites.

No mitigation is necessary or proposed for the protection of European sites.

# 7 In-combination Effects

It is a requirement of Section 177U of the Planning Acts that, when considering whether a plan or project will have a significant effect on a European site, the assessment must take into account in-combination effects with other plans and projects. The assessment should consider plans and projects that are completed, approved but uncompleted, or proposed (but not yet approved).[10] If there are identified effects arising from the plan or project, even if they are perceived as minor and not likely to have an effect on a European site alone, then these effects must be considered 'in-combination' with the effects arising from other plans and projects.

The following sources were consulted to identify relevant other plans or projects:

- Dublin City Development Plan 2022-2028 (the current Plan).
- An Coimisiún Pleanála database (www.pleanala.ie – accessed May 2026).
- EIA Portal (www.housinggovie.maps.arcgis.com – accessed May 2026).

Permitted and proposed projects in the immediate vicinity of the site were considered in terms of the potential for in-combination effects. This includes the projects listed in Appendix IV:

There are no developments planned, permitted or under construction, specifically including those listed in Appendix IV, that will give rise to any significant effects on European sites in combination with the proposed development.

Considering the nature and scale of the proposed development, the localised and insignificant nature of the environmental effects predicted to occur as a result of the proposed development, and the nature of existing, permitted and proposed development in its environs, it is considered that significant in combination effects on European sites are not likely to occur.

A number of other plans were considered when assessing in-combination effects, but it was determined that there would be no in-combination effects with these:

- Revised National Planning Framework (April 2025).
- The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 – 2031 (The Eastern and Midland Regional Assembly).
- The Greater Dublin Strategic Drainage Study.
- Greater Dublin Area Transport Strategy 2022-2042.

[10] *Assessment of Plans and Projects in relation to Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, September 2021)*

- Climate Action Plan 2024 and 2025.
- Dublin City Council, *Climate Neutral Dublin 2030, Local Authority Climate Action Plan 2024 – 2029*.
- Ireland's 4th National Biodiversity Action Plan 2023 – 2030.

None of these plans grant development consent so do not in themselves generate a significant effect that can be assessed along with the permitted development for the purposes of the in-combination assessment.

It is considered that significant in-combination effects on European sites are not likely to occur as a result of the completion of the permitted development in combination with other plans or projects.

# 8 Screening Conclusion

In view of best scientific knowledge this report concludes that the proposed Large-scale Residential Development at Clongriffin (Phase 2), individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (Dublin City Council) to carry out an AA Screening under Section 177(U) of the Planning Acts and reach a determination, under Article 6 of the Habitats Directive, that the proposed development will not have any likely significant effects on European sites in light of their conservation objectives.

# 9 References


- Chartered Institute of Ecology and Environmental Management (CIEEM) (2024). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (Version 1.3).
- DoEHLG (2010a). Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities.
- DoEHLG (2010b). Circular NPW 1/10 & PSSP 2/10: Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities.
- DoHLGH (2025). EIA Portal.
- European Commission (2021). 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.
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# Appendix I: Background

The European[11] network is a Europe-wide network of ecologically important sites (SPAs and cSACs – also known as 'European Sites' or 'Natura 2000 sites') that have been designated for protection under either the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds) or the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna).

The main aim of the Habitats Directive is *"to contribute towards ensuring biodiversity through the conservation of natural habitats of wild fauna and flora in the European territory of the Member States to which the treaty applies".* Any actions taken must be designed to *"maintain or restore, at a favourable conservation status, natural habitats and species of wild fauna and flora of Community interest".* Under Article 6 of the Habitats Directive, an assessment is required where a plan or project is not directly connected with or necessary to the management of a European Site but may give rise to significant effects upon a European site.

In addition, it is a matter of law that candidate SACs (cSACs), candidate SPAs (cSPAs) and Sites of Community Importance (SCI) are considered in this process and treated the same as SACs and SPAs.

Article 6 (paragraphs (3) and (4)) of the Habitats Directive states that:

> (3) Any plan or project not directly connected with or necessary to the management of the site but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent 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.
>
> (4) If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.
>
> Where the site concerned hosts a priority natural habitat type and/or a priority species, the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

The requirements of the Habitats Directive are transposed into Irish law by means of the *European Union (Birds and Natural Habitats) Regulations 2011-2021* (hereafter referred to as the *Birds and Habitats Regulations*)[12] and by the *Planning and Development Act 2000*, as amended.

In Ireland, the statutory agency responsible for the designated areas is NPWS.

[11] The EU Habitats Directive, Article 3.1, states "*A Coherent European ecological network of Special Areas of Conservation and Special Protection Areas pursuant to Directive 79/409/EEC shall be set up under the title Natura 2000*"
[12] SI No. 477 of 2011 and subsequent amendments

## Stages in the assessment

European Commission guidance (2021)[13] sets out the principles on how to undertake decision making in applying the Habitats Directive. The requirements of the Habitats Directive comprise three distinct stages":

> **Stage one: screening.** The first part of the procedure consists of a pre-assessment stage ('screening') to ascertain whether the plan or project is directly connected with, or necessary to, the management of a Natura 2000 site, and, if this is not the case, then whether it is likely to have a significant effect on the site (7) (either alone or in combination with other plans or projects) in view of the site's conservation objectives. Stage one is governed by the first part of the first sentence of Article 6(3).
>
> **Stage two: the appropriate assessment.** If likely significant effects cannot be excluded, the next stage of the procedure involves assessing the impact of the plan or project (either alone or in combination with other plans or projects) against the site's conservation objectives, and ascertaining whether it will affect the integrity of the Natura 2000 site, taking into account any mitigation measures. It will be for the competent authorities to decide whether or not to approve the plan or project in light of the findings of the appropriate assessment. Stage two is governed by the second part of the first sentence and the second sentence of Article 6(3)..
>
> **Stage three: derogation from Article 6(3) under certain conditions.** The third stage of the procedure governed by Article 6(4). It only comes into play if, despite a negative assessment, the developer considers that the plan or project should still be carried out for imperative reasons of overriding public interest. This is only possible if there are no alternative solutions, the imperative reasons of overriding public interest are duly justified, and if suitable compensatory measures are adopted to ensure that the overall coherence of Natura 2000 is protected.

[13] *Assessment of Plans and Projects in relation to Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, September 2021)*

# Appendix II Conservation Objectives of European sites

The conservation objectives for a European Site are intended to represent the aims of the Habitats and Birds Directives in relation to that site. To this end, habitats and species of European Community importance should be maintained or restored to 'favourable conservation status' (FCS), as defined in Article 1 of the Habitats Directive below[14]:

The conservation status of a natural habitat will be taken as 'favourable' when:

- its natural range and the area it covers within that range are stable or increasing, and
- the specific structure and functions which are necessary for its long term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable as defined (i).

The conservation status of a species will be taken as favourable when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The 2019 Guidance from the European Commission[15] indicates that the general objective of achieving FCS for all habitat types and species listed in Annexes I and II to the Habitats Directive needs to be translated into site-level conservation objectives.

The European Commission guidance recommends that screening should fulfil the following steps:

1. ascertaining whether the plan or project is directly connected with or necessary to the management of a Natura 2000 site;
2. identifying the relevant elements of the plan or project and their likely impacts;
3. identifying which (if any) Natura 2000 sites may be affected, considering the potential effects of the plan or project alone or in combination with other plans or projects;
4. assessing whether likely significant effects on the Natura 2000 site can be ruled out, in view of the site's conservation objectives.

[14] https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A01992L0043-20130701
[15] Managing Natura 2000 sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC. (European Commission 2019)

# Appendix III Winter Bird Survey Reports

# Bird Survey of Area A,

# Clongriffin Lands, Dublin 13.

# 2025 to 2026.

Compiled by John Fox Dip field ecology.

February 2026.



**Fig 1. Meadow Pipit. Red Listed Bird Species found on Area A, Clongriffin Lands.**

John Fox

31 Waverley Avenue

Fairview

Dublin 3

D03 A6N9

foxjohn3@gmail.com

## Summary:

Between 4th February 2025 and 11th of February 2026, twelve day-time visits were made to the Area A Clongriffin Lands, Dublin 13. Visits were done at various times, but most were started in the morning. The visits were for a duration of no more than one hour each.

During each visit the accessible lands were walked slowly. The routes walked focused primarily on areas with pools, wet areas, scrub and meadow. All birds detected were recorded on field sheets. Bird species that were heard or seen were identified their activity and approximate locations noted.

Data from the twelve visits were amalgamated and approximate positions for the birds as seen or heard were plotted on aerial photographs. Approximate maximum populations and conservation status were assigned to each species. Both a table of all bird species and a distribution map for red and amber listed bird species encountered on the lands was prepared. Fig 4.

A total of 18 common bird species of Ireland were recorded on the lands. Three species of high conservation concern, four species of medium conservation concern and a further 11 species which were of least conservation concern were encountered on close to or over the lands.



**Fig 2 Clongriffin Lands. Habitat from which Snipe were flushed.**

## Introduction:

This Bird Survey of the Area A lands at Clongriffin, Dublin 13, was commissioned by Brady Shipman Martin, Canal House, Canal Road, Dublin, in early February 2025. The survey was undertaken between early February 2025 and mid February 2026.

This survey aims to describe the distribution and abundance of bird species occurring on the lands as outlined in table 1. and the aerial photography at fig 4.

## Study Area:

The survey of Area A lands at Clongriffin, Dublin 13, have an area of approximately 2.7 Hectares.




**Fig 3. Clongriffin Lands Area A, Ariel View. Bird Survey Areas Outlined Red.**

The lands are by and large flat and much of it has been disturbed in the recent past. The lands have areas of, scrub, rank grassland, meadow, hard standing, areas of compacted hardcore and wet areas with large puddles. The land is currently unmanaged and adjoins an area that is under construction as a building site. Since April 2025 the land has been secured and from then until February 2026 was not entered to carry out the surveys. However, its perimeter was accessible from three sides, and surveying was continued from there. On February 11th access was again gained to the lands which were once again walked and surveyed from within.

Roads and footpaths are present along three sides of the lands allowing access along the south, west and eastern boundaries. Wire mesh fencing is present along these three sides which enabled good views into the lands.

By and large the lands are unused and undisturbed by human activity apart from the area in the northeastern triangle which is used as a carpark for the construction site.

## Methodology:

Survey work commenced on site on 4th of February 2025 and finished on the 11th of January 2026. Each survey visit was for a period of less than an hour. A total of 12 visits were made during that survey period. The visits were undertaken mainly in the morning.

The visits were at irregular intervals within the available survey period.

During visits when access was available, the lands were walked. All accessible areas were entered, and all vegetated areas and accessible boundaries were walked slowly. Stops were made frequently to listen and scan for birds.

When access became unavailable the perimeter of the lands was walked on three sides close to the perimeter fencing. The lands were scanned regularly for any bird present.

All observations took place when weather conditions were suitable for surveying. All species discovered were recorded, and their activity noted. A conservation status was also assigned to each species based on their latest conservation status as indicated in Birds of Conservation Concern in Ireland 4: 2020-2026 (Gilbert et al 2021).

Observations were made primarily with the naked eye and through 42x10 binoculars. The songs and calls of birds were also used to identify various species and their locations on the lands. During each visit, all birds present on the land or seen close to the lands, were identified where possible and their locations noted. Night-time visits were not undertaken to the lands.

Conservation Status: A list of “Birds of Conservation Concern in Ireland 4: 2020 to 2026” (Gilbert et all 2021) indicates three categories of concern as follows. See appendix 1 for more detail.

- Red list species (high conservation concern).
- Amber list species (medium conservation concern).
- Green list species (least conservation concern).

These statuses have been assigned to all regularly occurring species in Ireland. The criteria on which they have been assessed is based on their international conservation status, historical breeding declines, recent population declines, European conservation status, breeding rarity, localised distribution and the international importance of populations.

## Results:

A total of 18 bird species were recorded on, close to or over the lands. Of these species three were red listed, four were amber listed and 11 were green listed. See Table 1.

Three waterbird species were recorded, on and/or over the lands during the visits. One of the waterbird species, Snipe, is red listed while the other two, Black-headed Gull and Herring Gull, are amber listed.

**Table 1. Area A, Clongriffin Lands, Dublin 13, Winter Bird Survey. Bird Species Identified, Maximum Numbers Present, 2025 to 2026.**

| Common Name | BTO Code | Species | Activity | Estimated Maximum Numbers Present |
|---|---|---|---|---|
| Snipe | SN | *Gallinago gallinago* | Foraging | 34 birds flushed |
| Black-headed Gull | BH | *Chroicocephalus ridibundus* | Flying | 2 birds bathing |
| Herring Gull | HG | *Larus argentatus* | Flying | 8 birds bathing |
| Feral Pigeon | FP | *Columba livia* (domest.) | Foraging | Single bird |
| Meadow Pipit | MP | *Anthus pratensis* | Foraging | 2 birds |
| Pied Wagtail | PW | *Moticilla alba* | Foraging | Single bird |
| Grey Wagtail | GL | *Moticilla cinerea* | Foraging | Single bird |
| Robin | R. | *Erithacus rubecula* | Singing | Single bird |
| Stonechat | SC | *Saxicola rubicola* | Foraging | Single pair (2 birds) |
| Wren | WR | *Troglodytes troglodytes* | Singing | 2 singing males |
| Blue Tit | BT | *Parus caeruleus* | Foraging | Single birds |
| Magpie | MG | *Pica pica* | Foraging | 2 birds |
| Jackdaw | JD | *Corvus monedula* | Bathing | 35 birds bathing |
| Rook | RO | *Corvus frugilegus* | Flying | 21 birds bathing |
| Hooded Crow | HC | *Corvus cornix* | Foraging | 2 birds |
| Starling | SG | *Sturnus vulgaris* | Foraging | 25 birds |
| Linnet | LI | *Linaria cannabina* | Foraging | 5 birds |
| Goldfinch | GO | *Carduelis carduelis* | Foraging | 2 birds |

The two gull species, Black-headed and Herring Gull were seen in flight over the lands on several occasions and were found bathing in a puddle in the western part of the lands which is often present just south of the currently active building site.

Snipe were flushed from various parts of the land on three occasions. In the winter of 2025, on 17th of February, 22 Snipe were flushed from the southeastern part of the of land. Nine Snipe were also flushed on the 4th of February 2025 and on 11th February 2026 a total of 34 Snipe were flushed from the approximate same location.

Two other red listed species, Meadow Pipit and Grey Wagtail were also seen while surveying the lands. A maximum of two Meadow Pipits were encountered on the lands on 20th of November 2025 while single birds were seen on several other occasions. Grey Wagtail was recorded on a single occasion during the latest survey on 11th February 2026 when a single bird flew up from the lands leaving the site.

Apart from the waterbirds, a further two amber listed species were found on the lands. These species were Starling and Linnet. A small flock of 25 Starlings were found foraging close to the northeastern boundaries on 20th November with smaller flocks seen on many other occasions. A maximum of five Linnets were found in the southeasterly corner of the land on 4th of February 2025. Smaller numbers of Linnets were detected on other occasions at the same location.

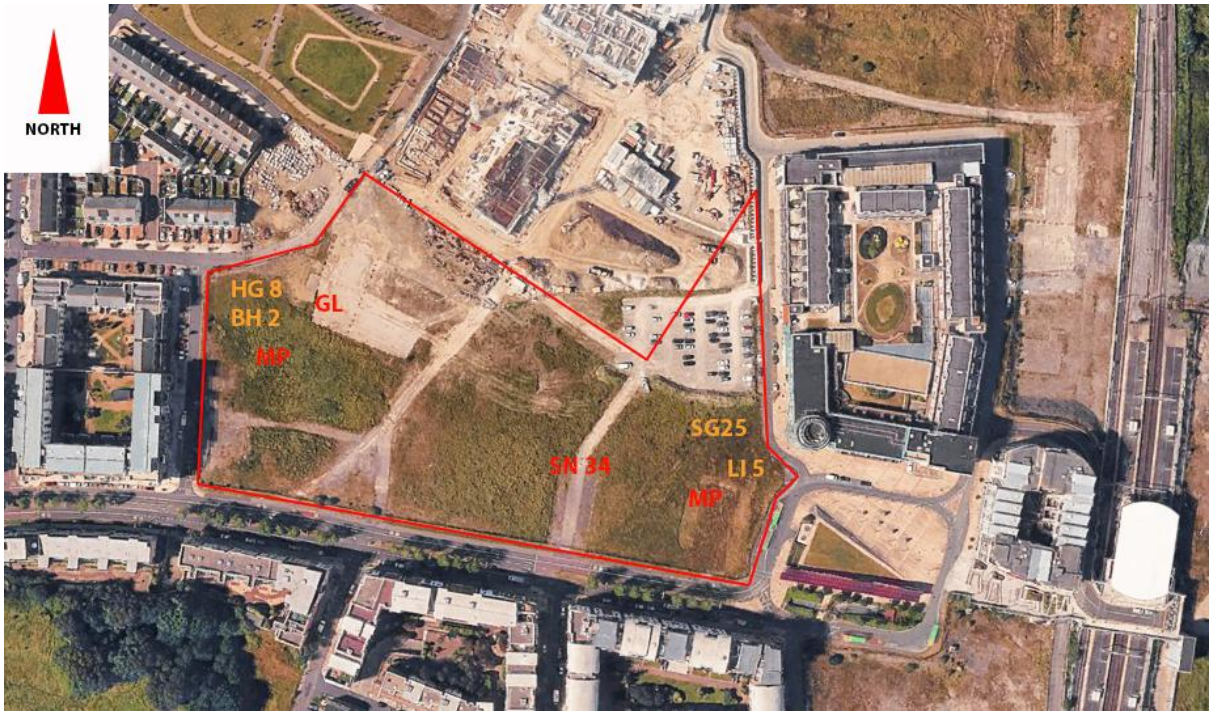



**Fig 4. Red and Amber Listed Bird Species, Distribution Map 2025 to 2026. (For BTO Codes see Table 1) Red listed Species shown Red, Amber listed species shown Amber.**

11 green listed species were observed on or close to the lands. Therse species were Feral Pigeon, Pied Wagtail, Robin, Stonechat, Wren, Blue Tit, Magpie, Jackdaw, Rook, Hooded Crow, and Goldfinch

## Discussion:

The species encountered on the site are all widespread common birds of Ireland. Most species observed are currently green listed as species of least conservation concern in Ireland.

Three red listed species, that is, those of highest conservation concern, were identified. The red listed species were Snipe, Meadow Pipit and Grey Wagtail.

Four amber listed species, those of medium conservation concern, were identified on the lands. Of the four amber listed species two were waterbird species. These were Black-headed Gull and Herring Gull. The gulls were seen bathing on the lands in puddles and in flight over the lands. The other two amber listed species were Starling and Linnet. Starlings were seen in small foraging flocks during many vists. Linnets were also found in small numbers during several visits.

## Conclusion:

The survey was carried out between early February 2025 and mid February 2026, that being the time period available following appointment to conduct bird surveys.

18 common widespread species of bird typical of the habitat present were identified on and/or over to the development lands of which three, Snipe, Meadow Pipit and Grey Wagtail were red listed. Four amber listed species were identified, together with a further 11 green listed species.

**Appendix 1.**

**Birds of Conservation of Concern in Ireland (BoCCI)**

The first comprehensive analysis of the population status of birds on the island which identified those species most in need of conservation was published in 1999. (Newton et al 1999). It was an initial review following the publication of the Irish Red Data Book by Wilde in 1993. A further review followed several years later (Lynas et al 2007), which include data for the first time on an all-Ireland basis. A third review six years later BoCCI (Colhoun and Cummin 2013) followed and was also on an all-Ireland basis. BoCCI in Ireland 4: (Gilbert et all 2021) was published in 2021 and forms the basis on which the conservation statuses were assigned to the bird species in this report.

Seven quantitative criteria have been adopted to determine population status for birds in Ireland.
These include, assessments of global and European conservation status, recent population decline (both in terms of numbers and distribution), historical population decline, breeding rarity, localised distribution and international importance.

The status of 211 species in Ireland was assessed against each of the chosen criteria.
Of these, 54 species, were assigned to the Red List. A further 79 species were assigned to the Amber List. The remaining 78 species were assigned to the Green List. In terms of conservation concern the Red listed species are species of immediate conservation concern, Amber listed species are of medium-term concern while Green listed species are currently of least conservation concern.

## Refrences:


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# Appendix IV Table of permitted and proposed developments to which regard has been had in the assessment of potential in-combination impact

| Ref. | Applicant | Location | Description - overview | Status | Environmental Assessments |
|---|---|---|---|---|---|
| Permitted Developments / Under Construction | | | | | |
| 2332/25 | Gerard Gannon Properties | Two separate sites located on the corners of Park Street and Park Terrace South, and the corner of Park Street and Park Terrace North Clongriffin, Dublin 13. | **Residential Development on lands at Balltree Park, Clongiffin, Dublin 13**<br>The proposed residential development exists across two sites and totals c. 0.39ha within the wider Clongriffin lands. This includes 14 no. houses with 14 no. off-street car parking spaces and 1 no. on-street visitor car parking space, as well as 24 no bike spaces. All other associated and ancillary works necessary to facilitate the development are included in the application as well. | Permission granted with conditions on 5 September 2025 by DCC. | EIA Screening; AA Screening |
| ACP-320164-24 | Córas Iompair Eireann | Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth | **DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch**<br>The proposed development relates to existing and operational railway on the Dublin to Belfast main line and the Howth branch line. The works extends from Fairview, Dublin to Drogheda, Co. Louth on the mainline and to Howth, Co. Dublin on the branch line. The total length of the proposed development is approximately 56 km (6 km of which relate to the Howth Branch).<br>There is a mix of uses along site including, residential, retail and commercial, industrial, agricultural, community and social, village centres as well as amenity space. There are a number of landscape and built heritage features along and in the vicinity of the site which are identified in the relevant sections of the EIAR submitted with the application. | Railway Order permitted (with conditions) by ACP on 19 August 2025. | EIAR; AA Screening Report & NIS |
| LRD6064/24-S3 | Land Development Agency | Plots 5 and 6 to the north of Main Street and bounded by Belltree | **Proposed Block 5 & 6 of Clongriffin LRD, Dublin 13**<br>The proposed development includes a mixed-use development comprising of Blocks 5 and 6 providing a total of 408 no. units. Block 5 ranges 3- 6 no. storeys and 138 no. apartment units; Communal Open Space at podium level, including children's play space; at 4th floor roof terrace; a Community Arts | Permission granted with conditions on the 27 November 2024 by DCC. | EIA Screening; AA Screening |

| Ref. | Applicant | Location | Description - overview | Status | Environmental Assessments |
|---|---|---|---|---|---|
| | | Avenue to the north; Park Street, to the west and Lake Street to the, east at Clongriffin, Dublin 13 | and Cultural space. Block 5 also includes 79 no. car parking spaces; 34 no. on-street car parking spaces; 4 motorcycle spaces; 290 no. bicycle spaces. Other facilities provided at ground floor level include amenity and ancillary features. An on-street loading bay is provided along Lake Street.<br>Block 6 ranges between 4-7 no. storeys and provides for 270 no. units. Communal Open Space (including children's play space) is provided within a central courtyard at podium level. At ground floor level provision is made for 707 sq.m of Community/Arts and Cultural floorspace and a childcare facility of 413 sq.m (with an ancillary play area of 125 sq.m). Provision is made for 181 no. car parking spaces, comprising 118 no. on-site car parking spaces, accessed via a new vehicular access onto Lake Street and 63 no. on-street car parking; 9 no. motorcycle and 568 no. bicycle spaces are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant/tank rooms and 2 no. integrated ESB substations and associated switch rooms.<br>An on-street loading bay is provided along Dargan Street. Other works include: (a) the provision of road infrastructure, comprising the construction and/or extension of surrounding streets, including Dargan Street (located between Block 5 and Block 6), Market Street (to the south of Block 5) which includes an external multi-functional community / arts and cultural events space of 315 sq.m, and sections of Lake Street (to the east of Block 5); (b) green infrastructure provision in the form of a public open space / landscaped pocket park extending to 1,433 sq.m in area (i.e. Grant Park, that is located to the east of Lake Street at its junction with Dargan Street) together with street planting and public lighting throughout; and (c) all associated engineering and site works (including underground services and utility connections) necessary to facilitate the development. | Currently under construction. | |
| ABP-319292-24 LRD0019/S3 | Rondesere Ltd. | Grange Road, Baldoyle, Dublin 13 | **Permission LRD site along Grange Road**<br>Permission for a Large scale residential development (LRD) was applied for consisting of demolishing the existing structures on the subject site and constructing 120 no. apartments (15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, 2 no. 4 bed penthouse units) within 1 block ranging in height from 4 to 12 storeys. The development also consists of a | Permission granted with conditions on the 3 July 2024 by ABP.<br>Permission was refused by Fingal County Council (FCC) on the 16th of February 2024. | EIA Screening; AA Screening Report |

| Ref. | Applicant | Location | Description - overview | Status | Environmental Assessments |
|---|---|---|---|---|---|
| | | | crèche (capable of holding 35 no. children and open play area) and café and all associated site works.<br>The construction of a basement will be accessed off Myrtle Road with provision of c. 47 no. car parking spaces, 360 no. 'long stay' residential bicycle parking spaces with additional 60 no. visitor bicycle parking spaces in secure locations at surface level. All apartments are provided with private terraces / balconies. Provision of c. 1877 $m^2$ of open space to serve the development including green roof garden terraces between 5th and 10th floor level. A Provision of associated gymnasium at ground and first floor level. Provision of Multipurpose Room and Residents Lounge at first floor level. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development. | The decision was appealed by the applicant to ABP. ABP granted permission on 3 July 2024 with 21 revised conditions, including reducing the proposed development to 11-storeys and 104 no. units. | |
| ABP-314663-22<br>F21A/0389 | Irish Water | Strand Road & Station Road, Maynetown & Burrow (townlands), Portmarnock, Co. Dublin | **Planning Permission for new wastewater pumping station and modification of Portmarnock Bridge pumping station**<br>The development will consist of a new wastewater pumping station with below ground emergency storage tank; below ground chambers and pumps; above ground control and welfare building and vent stack.<br>Modification of Portmarnock Bridge pumping station, including decommissioning of redundant above and below ground plant and equipment, including the demolition of the control building; provision of a below ground emergency overflow screening chamber with mechanical screen; new control kiosk required to control the mechanical screen; retention of the existing wet well.<br>Gravity sewer connection beneath the Sluice River linking the proposed pumping station and the modified Portmarnock Bridge 'pumping' station.<br>Completion of rising main connection to North Fringe Sewer. Decommissioning of foul rising main within Strand Road and Coast Road.<br>Site entrances work for proposed pumping station, new and replacement boundary fencing, ground level alterations, landscaping and site drainage. | Permission granted with conditions on 25 August 2022 by FCC. Decision appealed to ABP. Permission granted by ABP with revised conditions on 27 June 2024. | NIS |

| Ref. | Applicant | Location | Description - overview | Status | Environmental Assessments |
|---|---|---|---|---|---|
| | | | All other associated site development works as required to facilitate the development. | | |
| F23A/0611 | The Shoreline Partnership | Lands at Baldoyle (Formerly known as the Coast), Dublin 13. | **Waste Pumping Station along Baldoyle Coast**<br>The site is located at the existing foul pumping/ lifting station ((FCC Ref. FO2A/0921 & ABP Ref. 201400) within the permitted Haggard Park (FCC Ref. F16A/0412, ABP Ref.2485970, as amended under F20A/0258, F21A/0046 and F22A/0017)). The proposed development includes the construction of a new, upgraded wastewater pumping station (WWPS) to include an extension of the existing access road, coordinated with landscaping design, to allow set down area; an underground wastewater pumping station, with a wet well arrangement; an underground emergency storage tank, with approx. capacity 790m$^3$; extension of the existing gravity networks to new WWPS; vent stack of c. 6m in height and hand operated penstock; valve and flowmeter chambers; a new rising main (to be confirmed based on condition survey); standoff manhole and control and washdown kiosks.<br><br>The proposed development works also includes all the necessary diversion of the existing utilities, power supply and water connection for the new WWPS. Decommissioning of the existing pump station to include demolition and removal of the existing wastewater pumping station buildings, removal of all associated pump equipment and infrastructure, and removal of associated hard works e.g., footpath, access yard, walls and fences. Temporary works and all associated above and below ground site works including underground ducting, landscaping, lighting, site development works and boundary treatments. | Permission granted with conditions on the 18 January 2024 by FCC. | AA Screening Report & NIS |
| ABP-313182 | National Transport Authority (NTA) | Clongriffin to City Centre Core Bus Corridor Scheme | **BusConnects - Clongriffin to City Centre Core Bus Corridor Scheme**<br>The Clongriffin to City Centre Core Bus Corridor Scheme consists of roadworks to facilitate bus, cycle, and urban realm improvements along with any associated ancillary/accommodation works for the scheme. The scheme has an overall length of approximately 12 km of cycling infrastructure and approximately 6 km of two-way bus priority infrastructure.<br>The scheme commences along the R107 Malahide Road from Mayne River Avenue to R107 Malahide Road junction, to the junction with Marino Mart- | Permission granted with conditions on the 8th of January 2024 by ABP. | EIAR; NIS & AA Screening Report |

| Ref. | Applicant | Location | Description - overview | Status | Environmental Assessments |
|---|---|---|---|---|---|
| | | | Fairview. All route segments go through Dublin City County Administrative Area. | | |
| PA06f.312 1331 | Uisce Eireann | New wastewater treatment plant in the townland of Clonshagh and associated sludge hub centre, orbital sewer outfall pipeline and regional biosolids storage facility in various townlands in County Dublin | **Clonshaugh WWTP**<br>Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility in County Dublin<br>The Proposed Project will comprise a new Wastewater Treatment Plant (WwTP) at Clonshaugh and associated infrastructure that will serve the projected wastewater treatment requirements of existing and future drainage catchments in the north and north-west of the Ringsend Agglomeration (i.e. catchments currently draining to Ringsend WwTP), up to the Proposed Project's 2050 design horizon. The Proposed Project will therefore protect public health, safeguarding the environment and facilitating social and economic growth to 2050 and beyond. | Permission granted by An Coimisiún Pleanála on 09 July 2025. | EIAR, NIS |
| 3355/23 | Education & Training Board | Site at Grange Community College, Grange Abbey Road, Donaghmede, Dublin 13 | **Permission for a Post Primary School in Grange, Donaghmede**<br>Construction of a 2-no. storey post primary school building (6,966 sq.m gross floor area) with 38 no. classrooms, 3 no. pastoral offices and associated external signage for Gaelcholaiste Reachran. The site will feature a 2 no. storey multi-use hall with associated changing/ storage/toilet/fitness room with ancillary areas and an installation of 208 no. PV Array on an east facing roof. Site development works include new vehicular/pedestrian and cycle infrastructure; car and bus set-down spaces; 38 no. standard car parking spaces; 3 no. accessible parking spaces and 200 no. cycle parking spaces; 4 no. outdoor hard play courts and an ESB substation opening onto Grange Abbey Road.<br>The proposed development also includes the removal of the existing temporary Gaelcholaiste Reachrann accommodation buildings at the rear of Grange Community College and replacement with 3 no. hard play courts, hard and soft landscaping (including boundary treatments, school garden and site | Permission granted with conditions on the 11 December 2023 by FCC. | AA Screening Report |

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| | | | attenuation) and associated site development and services works all on site at Grange Community College. | | |
| ABP 313307-22 3159/21 | Veni Vidi Vici Limited | Site adjoining form Columban Missionary's site at Junction of the R139 Road and The Hole in the Wall Road, Donaghmede, Dublin 13. | **Residential development at former Columban Missionary's Site, Dublin 13**<br>Planning permission is sought for a residential development on a c. 0.19ha site located at the junction of the R139 (Clarehall Avenue) and Hole in the Wall Road, Donaghmede, Dublin 13. The proposed development comprises of the construction of a 7 no. to 13 no. storey building with 72 no. apartments (30 no. 1 bedroom apartments, 38 no. 2 bedroom apartments and 4 no. 3 bedroom apartments) all with private balconies/terraces.<br>Associated ancillary works including landscaping and boundary treatment works; demolition of existing single storey structure on site (previously used a pump house) and existing site boundary will be included as part of this development. Formation of new pedestrian and vehicular entrance to R139 Road and new pedestrian entrance to Hole in the Wall Road is included as well. The site will include 44 no. ground level car parking spaces with 2 no. accessible spaces and 162 no. ground level cycle parking spaces with 2 no. are cargo bicycle spaces. | Permission was granted with conditions on 14 of March 2022 by DCC.<br>The decision was appealed by the applicant. ABP granted permission on 10 November 2023 with revised condition.<br>Currently under Construction. | AA Screening Report |
| LRD6047/23-S3 | Belwall Ltd. | Griffin Point, Clarehall Avenue Dublin 13, (Previously known as Saint Columbans, The Hole in the Wall Road, Donaghmede, Dublin 13) and No. 25 hole in the Wall Road, Donaghmede | **Proposed Amendment to LRD at Griffith Point Clarehall Avenue, Dublin 13**<br>The proposed development seeks amendments to the previously granted Strategic Housing Development under ABP Ref. 310944-21 and amended under DCC Ref. LRD6017/22-S3.<br>The proposed amendments relate mainly to the previously permitted Blocks A&B and comprise of changes to the previously permitted mix of units which will see a reduction in the number of studio units and an increase in 1-bedroom and 2-bedroom units along with an increase in the height of Block A and Block B by 1 level, which would see the overall height increase from 6 storeys to 7 storeys.<br>Amendments to the previously permitted Block C will also see the provision of 1 no. 2-bedroom unit in lieu of the previously permitted residential amenity area at ground floor level. The proposed development will provide for an overall total of 213 no. apartments in Blocks AB and 211 no. in Block CD, providing a new overall total of 424 no. apartments (comprising 6 no. studio | Permission granted with conditions on 11 December 2023 by DCC.<br>Partly Constructed / Partly under construction. | Parent application accompanied by AA Screening Report, EcIA & EIA Screening |

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| | | | units, 204 no. 1-bedroom units and 214 no. 3-bedroom units) along with the previously permitted crèche, residential amenity areas and ESB sub stations.<br><br>The proposed development will also provide for a reduction in the previously permitted residential amenity area in Block AB, to now provide 131 sq. m (217 sq. previously permitted) of residential amenity area to accommodate the change in residential unit numbers.<br><br>The overall development will now provide for 424 no. units (previously 410 no. units were permitted under ABP Ref. 310944-21 and reduced to 397 no. units permitted under LRD 6017/22-S3) comprising of 6 no. studio units, 204 no. 1-bedroom units, and 214 no. 2-bedroom units and all associated elevational changes.<br><br>The proposed development will also provide for: reduction in size of permitted crèche by 0.9 sq. m, to accommodate the increase in residential floor area; reconfiguration of the bin store and ESB substation at the entrance of the car park at Block AB; changing basement area to accommodate an increase in the bin store area and parking areas with 50 no. car parking spaces, 5 no. motor cycle parking spaces and 218 no. bicycle storage spaces within the basement and 158 at ground floor level including 10 no. spaces for the crèche of Block AB with 68 no. external bicycle parking spaces serving Blocks AB.<br><br>The proposed development will now provide for 294 no. car parking spaces, 836 no. bicycle parking spaces, and 10 no. motorbike parking spaces across the overall site and all associated landscaping, green roof and PV equipment at roof level, and site development works, including increase in the footprint of the basement of Block AB, necessary to facilitate the proposed development. | | |
| LRD0007/S3 | The Shoreline Partnership | Lands at Baldoyle, (Formerly known as the Coast), Dublin 13 | **Amendments to Permitted Residential Block B at Stapolin, Baldoyle, Dublin 13**<br>Permission is sought for an amendment to Block B as part of the parent LRD application (FCC Ref. F16A/0412 (ABP Ref. 248970) and amended under FCC Ref. F20A/0258, F21A/0046 and F22A/0017) located within the lands at Baldoyle (formerly known as The Coast), Dublin 13. The site is bounded to the north by undeveloped lands, to the east by residential development of Red | Permission granted with conditions on 20 January 2023 by FCC. Currently under Construction. | AA Screening & NIS Report; EIA Screening; EcIA |

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| | | | Arches Drive, to the south by residential development of Red Arches Road and to the west by undeveloped land, with the Dublin-Belfast railway line further beyond.<br>The proposed development will consist of amendments to Block B. The proposed amendments will consist of: The reconfiguration of permitted units omitting 28 no. apartments as permitted under F16A/0412 (as amended) and the addition of 26 no. houses resulting in the provision of 88 no. apartments (3-5 storey) and 54 no. houses (2-3 storey). This results in an overall total of 142 no. units, an overall reduction of 2 no. units on that permitted; The reconfiguration of the internal road layout as permitted under F16A/0412 (as amended); The removal of permitted basement below Blocks B1 and B2 and the provision of 170 no. car parking spaces and 262 no. cycle spaces at ground floor and surface; and The development of a linear park along Longfield Road. | | |
| F22A/0434 | The Shoreline Partnership | Lands at Baldoyle (Formerly known as the Coast, Dublin 13) | **Amendment to Previously Permitted Block C1 at Baldoyle Lands**<br>The amendments to Block C1 (previously permitted under FCC Ref. F16A/0412 (ABP Ref. 248970) and amended under FCC Ref. F20A/0258, F21A/0046 and F22A/0017) consisting of reconfiguring units to omit 34 no. permitted units (28 no. 2-bed duplex apartment units over 2-bed apartments (3 storey), and 6 no. 2-bed apartment units over 2x2 bed duplex units (3 stories)). This will be replaced with the construction of 21 no. 4-bed terrace houses (2-3 no. storeys), resulting in an overall reduction of 13 no. units.<br><br>Amendments to landscaping include the removal of communal open space and play space to the west of the permitted units and the addition of private gardens to the rear and front of the houses, and a 2.4m boundary wall between the rear gardens and lands to the west for future track expansion identified by Iarnrod Eireann. The provision of 24 no. cycle parking spaces provides in 4 no. secure bicycle storage sheds; and a reduction in the width of Racecourse Close carriageway to a minimum width of 5.5m.<br>This development takes place at the lands at Baldoyle (formerly known as the Coast, Dublin 13). The site is bounded to the north by undeveloped lands, to the south by existing residential development on Myrtle Avenue, to the east by Longfield Road, residential development of red arches and Racecourse Park, and to the west by the Dublin-Belfast railway line. | Permission was granted with conditions on 23 November 2022 by FCC. | |

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| ABP-311315 | FCC | Former Baldoyle Racecourse | **Local Authority Own Park Development Project at the Racecourse Park**<br>FCC intends to create 4.5km of new walking and cycling routes including a bridge over the Mayne River and repair to the railway underpass; ago public lighting along key walking and cycling routes; expand the existing car park to cater for up to 161 no. car parking spaces; upgrading and expand the existing playground.<br>The development will provide a skate park, teenage adventure playground, a multi-use games area, a bowls green, a dog run, four grass football pitches, a viewing platform. A circular archelogy feature through soft landscaping and removal of existing fence is included in this project. Also, an extension of existing reedbed south of Mayne River and creation of new brackish grassland north of Mayne River. | Permission granted with conditions on the 7 September 2022 by ABP. | NIS & AA Screening Report; EcIA; EIA Screening |
| F22A/0017 | The Shoreline Partnership | Lands at Baldoyle (Formerly known as the Coast), Dublin 13 | **Amendment to Blocks C2 and C3 within Previously Permitted Stapolin**<br>The site is bounded to north by undeveloped lands, to the south by the residential development of Myrtle Close to the east by residential development of Red Arches, and to the west by undeveloped lands and the Dublin - Belfast railway line.<br>The development consists of minor alterations to permitted residential development (F16A/0412, ABP Ref: PL06F.248970 as amended under F20A/0258 and F21A/0046.) as related to Blocks C2 and C3 only; primarily to the alteration of external finishes and material of permitted housing units. This includes the omission of permitted fireplaces and chimneys; alterations to permitted fenestration including vertical frame sections, transoms and mullions, of windows and doors to front and rear of houses; alteration of permitted rear flat roof to pitched roof on building Types A & D; removal of permitted decorative balustrades; alteration of the permitted brickwork finish to the rear and side elevations of the houses with a render finish; alteration of permitted bin stores to include brick finishes; removal of permitted solar panels from Building Types A, B. D, E, G and M; conversion of Unit Type G from 3 bedroom to 4 bedroom; and minor amendments to the unit type areas as a result of the above amendments.<br>Proposed alterations to the permitted floor areas of each building typology with either a minor increase or decrease in floor areas from 0.5 sq.m. to 5 sq.m. varying across permitted typologies. | Permission was granted with conditions on 8 April 2022 by DCC. | N/A |

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| 3351/21 | Department of Education and Skills | Junction of Main Street and Belmayne Avenue, Belmayne, Clongriffin, Dublin 13 | **Amendments to Post Primary School in Belmayne**<br>The development will consist of amendments to the previously permitted (DCC Ref. 2600/20) post primary school that consists of the construction of a part 3 no.- part 2 no. storey post primary school in Belmayne including PE Hall, 4 no. classroom Special Education Needs Unit and all ancillary site works. The main wings of the building will create a frontage on both Main Street and Belmayne Avenue.<br><br>The design also includes 36 no. staff car parking spaces, 300 no. bicycle parking spaces, delivery access, 3 no. drop off areas, pedestrian access, and a bicycle lane. Vehicular access will be from Belmayne Avenue.<br><br>The project includes the construction of 6 no. external ball courts, landscaping, ESB substation and all associated site works and connections to public services. | Permission for the amendment was granted by DCC on 24 November 2021 with conditions.<br>Partly constructed / partly under construction. Expected to be finalized in 2026. | |
| ABP-311016-21 SHD/016/21 | The Shoreline Partnership | GA3 Lands at Baldoyle (adjacent lands formerly known as the Coast), Baldoyle, Dublin 13. | **Strategic Housing Development phasing of Stapolin Masterplan**<br>The proposed development will consist of 1,221 no. apartments and duplex dwellings (1 no. studio, 502 no. 1-bed, 636 no. 2-bed, 82 no. 3-bed) across 11 no. blocks. All blocks feature balconies and solar panels at roof level and range from 2-15 no. storeys.<br>Residential Tenant Amenity Facilities located in Blocks E3, E4, G3, G4 and GS and external communal amenity space provided at ground, podium and terrace levels throughout the scheme. A creche and outdoor play space is proposed for the ground floor of Block G4 and 1 no. restaurant/café unit is proposed on the ground floor of Block E3.<br>Car Parking is provided in a mix of under croft for Blocks E1-E2, F1 and F2 and at basement level for Blocks G1-G3 and G4-G5 with a total of 632 no. spaces for residential units and 8 no. spaces associated with the proposed creche. 2021 no. bicycle parking spaces are provided for residents and 312 no. for visitor and commercial uses, in secure locations and within the public realm throughout the scheme.<br>A new central public space between Blocks E1-E2 and E3 and E4 and a new linear space between Blocks G2-G3 and G4-G5 provides pedestrian and | Permission granted with conditions on 23 November 2021 by ABP. | AA Screening & NIS; EIAR |

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| | | | bicycle connectivity from Longfield Road to the proposed future Racecourse Park to the north.<br>Proposed new bus, bicycle, pedestrian and taxi ramp to the south of the site and north of Stapolin Square providing access from Longfield Road to Clongriffin Train Station. Proposed road connections to the site to the south via the extension of Longfield Road and eastward through the regrading of the existing road, providing access to the subject site via these two roads.<br>The development will also provide for all associated ancillary site development infrastructure and site works necessary to facilitate the development.<br>The proposed development is designed to integrate into the existing and permitted development on the southern GA01 Lands (as permitted under FCC Ref. F16A/0412, ABP 248970, and as amended by FCC Ref. F20A/0258 and FCC Ref. F21A/0046), and the current proposed alterations to the GA01 Lands (currently subject to a separate SHD Application ABP Ref. 310418-21) for which an overall total of 981 no. units are either under construction or proposed. The infrastructure and road elements of the F16A/0412, ABP Ref. 248970 (and as amended under F20A/0258 and F21A/0046) have commenced, along with 99 no. housing units at Blocks C4, C5 and C6, which will provide for both services and roads connectivity to the GA03 Lands along, and as proposed extended, Longfield Road, all located at lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin LAP 2013, as extended and which forms part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13. | | |
| F20A/0700 | Quintain Developments Ireland Ltd. | Townlands of Maynetown and Drumnigh, Portmarnock, Co. Dublin | **Construction Haul Road for St. Marnocks Bay Residential Area**<br>The proposed development consists of the provision of a construction haul road (total length approx. 1,105m). The primary length of road extends eastwards from the eastern edge of the existing St. Marnocks Bay residential area (Phase 1A & 1B) turning south to connect with Moyne Road and is approx. 860m in length and 6.5m wide. An additional east-west spur of approx. 245m in length and 6.5m wide is also proposed from the eastern edge of the permitted residential development (Phase 1C - ABP Ref. 305619-19) which connects with the primary length of haul road running north-south to Moyne Road. | Permission was granted with conditions on 13 May 2021 by FCC. | NIS |

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| | | | The roads infrastructure works includes: temporary road surface finish when required; new temporary junction onto Moyne Road; appropriate temporary landscaping generally required to facilitate the development, including erection of a 1.5m high temporary post and rail boundary fencing pending construction of future residential development and permanent vehicular road; and all ancillary and associated site development, infrastructural, landscaping and boundary treatment works.<br><br>The construction haul road overlaps where necessary with the future permanent residential road to connect with Moyne Road. | | |
| ABP-309209-21<br>2852/20 | Newbrook Nursing Homes ULC | 0.46ha site bounded by Park Avenue, Park Terrace South and Park Row, Clongriffin, Dublin 13 | **Nursing Home along Park Terrace South and Park Row, Dublin 13**<br>Planning permission for the construction of a 129-bedroom nursing home on a 0.46ha site bounded by Park Avenue, Park Terrace South and Park Row, Clongriffin, Dublin 13. The proposed development is a revision to approved planning permission Ref. 4477/09 for a nursing home (83-bedrooms over 203 storeys) currently permitted for this site.<br>The proposed nursing home consists of a single building ranging in height from 2 to 5 storeys arranged around, a private courtyard garden. The new design includes an additional fourth floor for accommodation facing onto Park Avenue; a partial fifth floor for plant/services on the corner of Park Avenue and Park Terrace South. The main entrance is on Park Terrace South with staff and service entrances on Park Row. The development includes 21 no. on-street car parking spaces on Park Avenue, Park Terrace South and Park Row, 20 no. bicycle parking spaces on Park Terrace South and Park Row; an ESB sub-station; a service area and bin storage accessed from Park Row; provision of Photo Voltaic panels on the roof; and all associated ancillary works. | Permission granted with conditions on 14th of May 2020 by DCC.<br>The decision was appealed by 3rd party but their application was declared invalid. | AA Screening |
| 5908/25 | Kavco OKR Ltd. | Lands at Grattan Lodge, Hole in the Wall Road, Dublin 13 | **Amendment Application for Residential Development currently being Constructed on Hole in the Wall Road, Dublin 13**<br>Kavco OKR Ltd. intends to apply for Permission for development on lands at Grattan Lodge, Hole in the Wall Road, Dublin 13.<br><br>The development will consist of amendments to the permitted residential development (DCC Ref. 2207/24), currently under construction, and will include construction of an additional set-back sixth-storey level to the | The application was received by DCC on 8 December 2025.<br>A decision is awaited on the application from DCC. | |

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| | | | permitted building, providing 6 no. additional apartments comprising 2 no. 1-bedroom units and 4 no. 2-bedroom units; rationalisation of the plant store to increase the number of bin and cycle storage spaces, resulting in revised ground-floor openings on the south elevation; minor alterations to window setting-out and window opening sizes; and amendments to selected balcony treatments, including replacement of certain permitted privacy railing elements with opaque glazed screens; and all associated site development and infrastructural works. | Parent permission is currently under construction. | |
| LRD0068/S3E | Glenveagh Homes Ltd. | On lands (48.4ha) within, and adjoining, Belcamp Hall (Protected Structure RPS: ID 0463), west of Malahide Road (R107) and north of the River Mayne, in the townlands of Belcamp and Clonshaugh, Dublin 17 | **Belcamp Hall, Malahide Road, Dublin 17**<br>The proposed development seeks a 10-year planning permission for the construction of 1,350 residential units, one childcare facility, c. 1,650sq.m of non-residential floor space including retail uses and health/recreational services, playing fields and associated changing rooms and a site allocated for a school.<br>The development will consist of:<br>■ The demolition of an existing structure (c. 183sq.m) located in the north-eastern corner of the site;<br>■ The decommissioning and removal of an existing private wastewater treatment system and an existing private water well;<br>■ The development of 1,350 units comprising:<br>□ 802 houses with heights varying from 2-3 storeys;<br>□ 296 apartments across 8 blocks, ranging in height from 3-5 storeys, with a one storey landscaped area above podium car parking for some apartment blocks; and<br>□ 252 walk-up apartments ranging in height from 3-4 storey.<br>■ The overall unit mix will provide:<br>□ 55 no. 4-bedroom units;<br>□ 398 no. 3-bedroom units;<br>□ 685 no. 2-bedroom units; and | A decision is awaited on the application from ACP. | EIAR; NIS |

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| | | | □ 212 no. 1-bedroom units.<br>■ a childcare facility and associated outdoor play space;<br>■ an allocation of a site (1.08ha) reserved for a school in the southwestern portion of the site;<br>■ playing fields and associated clubhouse/changing facilities (c.98sq.m);<br>■ public and communal open spaces;<br>■ non-residential floorspace in the form of retail and health/recreation services including Class 1 (Unit 1 - c.304sq.m & Unit 2 - c.627sq.m), Class 8 (c.206sq.m) and Class 11 (c.411sq.m) and all associated signage;<br>■ the provision of a mobility hub and public plaza;<br>■ a new east west distributor road is proposed to facilitate access to the site from Malahide Road, bus stops, on street parking, footpaths and bicycle lanes;<br>■ the delivery of part of a new north south link road to facilitate future connections to the R139, on street parking, footpaths and bicycle lanes;<br>■ a bridge across the Mayne River to accommodate the north south link road;<br>■ the undergrounding of existing ESB overhead lines traversing the site;<br>■ the provision of part of the greenway along the northern boundary of the Mayne River located within the site;<br>■ works to, and beneath, the Walled Garden to facilitate services connections and stability works; and<br>■ all landscaping and planting, infrastructure delivery and connections, car parking (on-street, podium and in-curtilage), | | |

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| | | | bicycle parking, services, site lighting, bin stores, plant and all associated ancillary development works. | | |
| ABP-319866-24 | North Irish Sea Array Windfarm Limited | Off the coast of counties Dublin, Meath and Louth. The onshore infrastructure will be located in County Dublin | **North Irish Sea Array Offshore Wind Farm**<br>Offshore wind farm consisting of offshore wind turbine generators, offshore substation platform and subsea cables, landfall and associated infrastructure, grid facility and associated infrastructure, and onshore cables and grid connection. | Awaiting decision. Application lodged on 07 June 2024 to An Coimisiún Pleanàla. | EIAR; NIS |
| LRD0058/S3E | Portmarnock Real Estate Developments Limited | Station Road, Portmarnock, Townland of Maynetown, Portmarnock, Dublin | **Portmarnock LRD – Phase 1F**<br>Portmarnock Real estate Developments Limited Intends to apply for Permission for a Large-scale Residential Development at this site (c. 12.3 Ha) generally bounded by the existing 'St.Marnock's Bay' and 'Dún Sí' residential developments (Phases 1A, 1Band 1C), the permitted Phases 1D and 1E both now under construction (ABP Ref. ABP-312112-21, as amended by FCC Reg. Ref. LRD0037/S3 and FCC Reg. Ref. LRD0002/S3 refers respectively) to the west, and former agricultural lands to the south and east within the townlands of Portmarnock and Maynetown,<br>Portmarnock, Co. Dublin and is also partially located in the townland of Stapolin, Baldoyle, Dublin 13.<br>The development proposed (Phase 1F) will consist of: - 296no. residential units (254no. houses and 42no. duplexes), ranging from 1.5 - 3 storey's in height comprising the following: - 129no. 3-bed 2 storey houses, 46no. 4-bed 2 storey houses, 13no. 3-bed 1.5 storey houses , 14no. 4-bed 1.5 storey houses, 14no. 4- bed 3 storey houses, 38no. 2-bed 2 storey houses, 21no. 2-bed duplex / apartments and 21no. 3-bed duplex / apartments; Provision of public open space, including southern Monument Park (which also formed part of the Racecourse Park development permitted under ABP Ref. | Permission granted with conditions on 10 December 2025 by FCC. Decision has been appealed to ACP. | EIAR; NIS |

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| | | | JP06F.311315); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex / apartments; Vehicular access to serve the development will be provided from Station Road via existing road serving St. Marnock's Bay ('Monument View') and 3no. permitted roads serving St. Marnock's Bay ('Skylark Park Court', 'Skylark Park Drive' and an extension of 'Monument View') permitted under ABP Ref. ABP-312112-21 as amended by FCC Reg. Ref. LRD0037/S3, and also a new existing permanent road to the south which connects to Moyne Road (permitted under Phase 1D - ABP Ref. ABP-312112-21, as amended by FCC Reg. Ref. LRD0037/S3). All associated and ancillary site development, infrastructural, hard and soft landscaping an boundary treatment works, including: - A new (temporary) rising main to serve this phase and previous development phases (1A to 1E inclusive) c. 1.7km long, running from the interim St. Marnock's Pumping Station at Station Road/The Avenue (constructed under ABP Reg. Ref. 300514-17 & upgraded under ABP Reg. Ref. 312112-21) passing through the Racecourse Park development permitted under ABP Ref. JP06F.311315 and connecting to the North Fringe Sewer at a point which is located south of Moyne Road and the Mayne River within the townland of Stapolin, Baldoyle, Dublin 13; Upgrade of interim St. Marnock's Pumping Station and storage at Station Road/The Avenue as required; and all associated and ancillary site development and reinstatement. The proposed temporary rising main and interim St. Marnock's Pumping Station will be decommissioned and these lands will then discharge by gravity to a proposed new Uisce Éireann Pumping Station adjacent to Portmarnock Bridge when same is operational; all other ancillary site development and landscape works, including 289no. car parking spaces; 1,455no. bicycle parking spaces; Bin stores and bicycle stores; 4no. ESB Sub-stations. | | |
| F21A/0389 | Irish Water | Strand Road & Station Road, Maynetown & Burrow | **Portmarnock Bridge Pumping Station**<br>The development will consist of (1) a new wastewater pumping station comprising a below ground emergency storage tank; below ground chambers | The application is currently under judicial review. | NIS |

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| | | (townlands), Portmarnock, Co Dublin | and pumps; above ground control and welfare building and vent stack. (2) Modification of Portmarnock Bridge pumping station, including decommissioning of redundant above and below ground plant and equipment, including the demolition of the control building; provision of a below ground emergency overflow screening chamber with mechanical screen; new control kiosk required to control the mechanical screen; retention of the existing wet well. (3) Gravity sewer connection beneath the Sluice River linking the proposed pumping station and the modified Portmarnock Bridge 'pumping' station. (4) Completion of rising main connection to North Fringe Sewer. (5) Decommissioning of foul rising main within Strand Road and Coast Road. (6) Site entrances works for proposed pumping station, new and replacement boundary fencing, ground level alterations, landscaping and site drainage. (7) All other associated site development works as required to facilitate the development. | | |

Brady Shipman Martin

DUBLIN
Mountpleasant Business Centre
Mountpleasant Avenue
Dublin 6

CORK
Penrose Wharf Business Centre
Penrose Wharf
Cork

+353 1 208 1900
mail@bradyshipmanmartin.com
www.bradyshipmanmartin.com