

South Dublin County Habitats Directive Assessment

Screening of the Draft

Newcastle Local Area Plan for

Appropriate Assessment

**in accordance with the requirements of
Article 6(3) of the EU Habitats Directive**

July 2012

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SECTION 1

1.1 INTRODUCTION

This document represents South Dublin County Council's Appropriate Assessment (AA) Screening Report for the Newcastle Local Area Plan in South Dublin County. This report has been prepared in accordance with the requirements of Article 6(3) of the Habitats Directive (Directive 92/43/EEC).

Council directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna – 'The Habitats Directive' was transposed into Irish law by the European Community (Natural Habitats) Regulations 1997 (S.I. No. 94/1997).

Article 6 (3) of the 'Habitats' Directive 92/43/EEC states that;
Any plan or project not directly connected with or necessary to the management of the site but likely to have a 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 sites 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.

Article 6(4) states:

'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 economic or social 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.

Article 6(3) therefore requires that an "appropriate assessment" be undertaken for any plan or project which is not necessary for the management of a Natura 2000 site and which has the potential to have an impact on the integrity of a Natura 2000 site *i.e.* a Special Area of Conservation (SAC) or a Special Protection Area for Birds (SPA), or on the conservation objectives of such a site.

Within the area of South Dublin County, there are two areas designated as SACs: Glenasmole Valley SAC and a portion of the larger Wicklow Mountains SAC that extends into the county area. There is also one SPA which is in the process of being designated - a portion of the Wicklow Mountains SPA. These three Natura 2000 sites are all located in the Dublin Mountains, bordering with County Wicklow.

In effect, the Commission's ruling requires a robust and thorough application by all consent authorities, including planning authorities, of the requirement to undertake an appropriate assessment of the ecological implications of any plan or project, whether within or outside of a designated site, which may impact upon its stated conservation objectives.

1.2 METHODOLOGY

This Screening Statement for Appropriate Assessment has been prepared with regard to the following guidance documents where relevant:

- *Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission Environment Directorate General, 2001)
- *Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC* (EC Environment Directorate General, 2000)
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities Circular NPW 1/10 & PSSP 2/10*
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities.* (Department of Environment, Heritage and Local Government, 2010 revision)
- *Guidelines for Good Practice, Appropriate Assessment of Plans under Article 6(3) Habitats Directive* (International Workshop on Assessment of Plans under the Habitats Directive, 2011)
- *Guidance Document on Article 6(4) of the Habitats Directive 92/43/EEC.* Clarification of the Concepts of Alternative Solutions, Imperative Reasons of Over-riding Public Interest, Compensatory Measures, Overall Coherence. Opinion of the European Commission (European Commission, January 2007)

There are four stages in an Appropriate Assessment as outlined in the European Commission Guidance Document (2001), summarised below:

• Stage 1: Screening

The first step to establishing if an appropriate assessment is required is referred to as 'screening' and its purpose is to determine on the basis of a preliminary assessment and objective criteria if the plan or project, alone or in combination with other plans or projects, could have a significant effect on a Natura 2000 site in view of the sites conservation objectives. The process identifies any likely impacts upon a Natura 2000 Site, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant.

• Stage 2: Appropriate Assessment

This step considers the impact of the project or plan on the integrity of the Natura 2000 Site, either alone or in combination with other plans or projects, to the site's structure and function and its conservation objectives. Additionally, where there are deemed to be adverse impacts, an assessment of the potential mitigation of those impacts is considered.

• Stage 3: Alternative Solutions

This stage examines alternative means of achieving the objectives of the project or plan that aim to avoid adverse impacts on the integrity of the Natura 2000 site.

• Stage 4: Imperative Reasons of Overriding Public Interest

This stage is the main derogation process outlined in Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project which will have adverse effects on the integrity of a Natura 2000 site to proceed.

This screening exercise was based on a desk-top study drawing on information sources which included the following: NPWS on-line data for Natura 2000 sites; Ordnance Survey of Ireland mapping and aerial photography; geological, hydrological and soils data available from GSI; water quality data (EPA and SDCC); in-house data arising from site visits to proposed LAP lands.

The current documents present the results of the first of these four stages *i.e.* Screening, to determine if the Newcastle Local Area Plan will or will not have an impact on a Natura 2000 site.

Its conclusion that significant impacts on Natura 2000 sites will not occur as a result of this LAP, resulted in the screening process terminating at Stage 1.

SECTION 2 SCREENING MATRIX

2.1 DESCRIPTION OF THE PLAN OR PROJECT

2.1.1 *Context*

A Local Area Plan is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18, 19 and 20 of the Planning and Development Act 2000 (as amended). A Local Area Plan consists of a written statement and plans that must be consistent with the objectives of the County Development Plan, its core strategy, and any regional planning guidelines that apply to the area of the Plan.

This proposed Local Area Plan relates to lands that were the subject of a previous Newcastle-Lyons Local Area Plan which was adopted by South Dublin County Council (SDCC) in 2003 and a previous Newcastle North Village Centre Action Area Plan (2007). This draft Plan, if adopted, will supersede these previous plans.

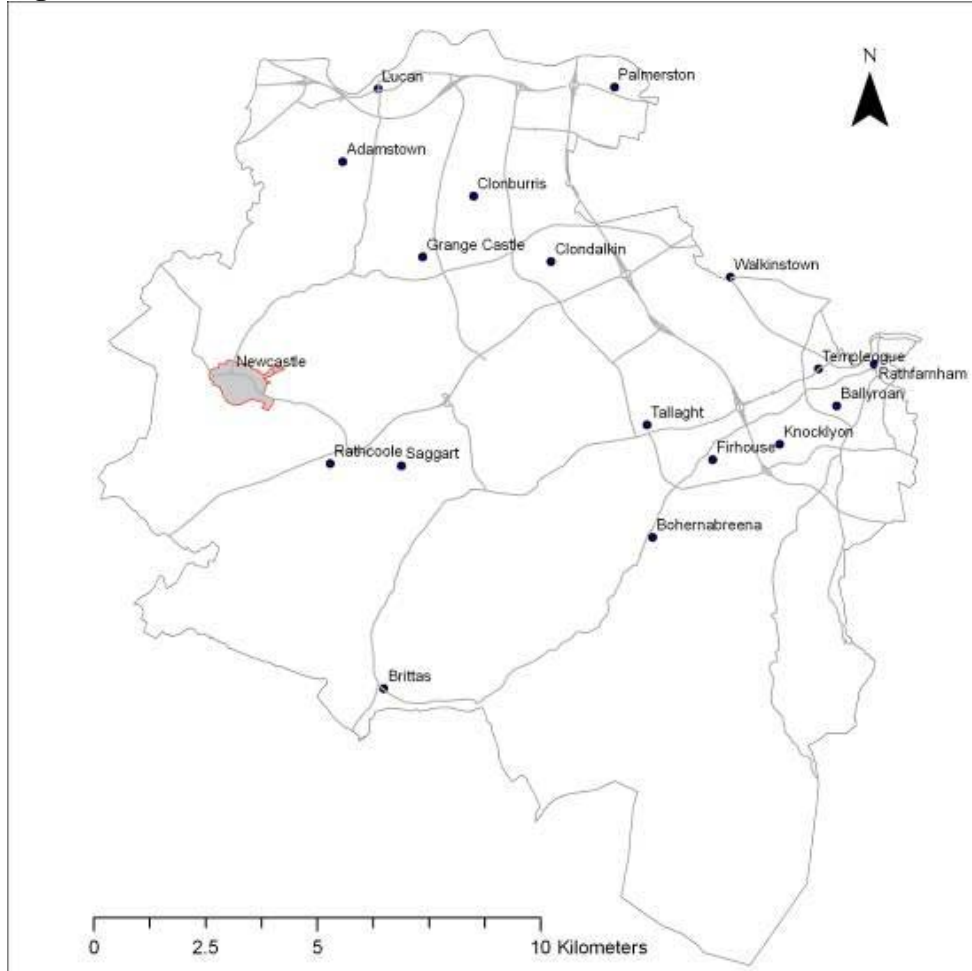
The current review of the Newcastle-Lyons LAP is now being undertaken on the basis of the following:

- the expiration of the Newcastle-Lyons Local Area Plan (2003)
- the intention of South Dublin County Council to continue to prepare Local Area Plans under Paragraph 0.3.20 of the SDCC development Plan 2010-2016
- the boundary of lands zoned in Newcastle under the SDCC Development Plan 2010-2016 for residential communities and amenities (Objective A, Objective A1), local centre facilities (Objective LC) and open space and recreational amenities (Objective F)
- The substantial extent of lands that remain undeveloped
- The opportunities presented by the existence of circa 12.5 hectares of A1 zoned lands that are subject to extant permissions for substantial residential development that have not commenced or have ceased construction.
- The substantial development that has recently occurred around Newcastle in a manner where community, education and recreational facilities has not kept pace with residential development.
- The need to address the challenges presented in the development of a village such as Newcastle with its rich history and heritage; the existence of elements of significant heritage and potential biodiversity value including the burgage plot field system; area of archaeology potential, protected structures and historic monuments.
- The need to ensure that any further development retains much of the village's character and sensitively addresses the contrast between existing and new development granted prior to and after the adoption of the Newcastle – Lyons Local Area Plan (2003).

2.1.2 *Location and description of the Newcastle Local Area Plan lands*

Figure 1 details the location and extent of the Local Area Plan lands. The area of the proposed Local Area Plan is located in the western portion of South Dublin County and comprises of approximately 120 hectares of predominately residentially zoned lands. Newcastle is situated to the south of the N4, to the north of the N7 and to the west of the M50. The R120 Rathcoole-Newcastle- Lucan Regional Route and the R405 Newcastle-Celbridge-Maynooth Regional Route both pass through the village. The boundaries of Casement Aerodrome, Baldonnell are located approximately 2km east of the village. Dublin City Centre is located approximately 20 kilometres to the northeast of the LAP lands, with Tallaght Town Centre located approximately 11 kilometres to the east of the LAP lands.

Figure 1. Location and Extent of Local Area Plan Lands



The village of Newcastle represents a developing outer suburban village located within a semi-rural setting. Development is largely focused on the village's Main Street which runs along an east-west axis. The predominant landuse within the village is residential with small elements of commercial and public community uses. The western end of Main Street opens out into an agricultural rural landscape with views that are protected under the SDCC Development Plan 2010-2016. Greenogue Industrial Estate forms a strong edge to the east of the village, separated from the village by a small buffer of agricultural land. This end of the village is also dominated by medium density suburban housing in Ballynakelly and Commons Little townlands. These developments date to post 2000. The lands which surround the proposed LAP boundary are largely undeveloped agricultural lands to the north, south and west, with a number of rural dwellings located within these areas.

The area of Newcastle-Lyons has a long and rich history of settlement, stretching from prehistoric Bronze Age through to the Early Christian, Anglo-Norman settlements, and the later medieval times. Newcastle village is designated as an Area of Archaeological Potential and is the largest such designation within the County (DU020-003). The historic landscape of the village is of national interest particularly as it is one of the last remaining villages in the country where the field patterns (burgage plots) laid out during the Anglo-Norman manorial settlement period (13th Century) can still be seen. The boundaries to these burgage plots are primarily visible on the ground in the form of an extensive semi-mature and mature hedgerow network, acting as important refuges for biodiversity in an otherwise agricultural and residential setting.

Newcastle village is predominantly within the catchment of the Shinkeen Stream, with the Shinkeen itself forming just to the north and north-west of the village. This stream flows in a north-westerly direction into Co. Kildare before joining the River Liffey close to Celbridge. The eastern part of Newcastle village lies within the Griffeen River catchment. The Griffeen originates at Saggart Hill, 5 km south of Newcastle, and is fed by small streams that rise southwest of Newcastle. It runs past the eastern fringes of Newcastle into the Griffeen Valley Park before joining the Liffey at Lucan.

A number of regional and rural roads also converge in Newcastle village including the Athgoe Road, the Hazelhatch Road and the Peamount Road to the north and west and the link to the Naas Road (N7) and the neighbouring villages of Rathcoole and Saggart to the east.

2.1.3 Structure and Content of the LAP

The Plan is set out in a written statement with accompanying maps and tables. Figure 2 presents the overall framework for the proposed LAP while a list of the Plan's Chapters is outlined below:

Figure 2 Overall Framework for the proposed Newcastle Local Area Plan (Artist's Impression)



Chapter 1 (*Executive Summary*)

Chapter 2 (*Introduction*), sets out the background to Local Area Plans and the rationale for the Newcastle LAP. It also outlines the consultative process engaged in by SDCC in the preparation of the Plan and explains the overall vision for the Plan Lands.

Chapter 3 (*Analysis of the Modern Development of the Village*) sets out an urban physical analysis of the proposed LAP lands in terms of zoning, residential development and density, population and housing statistics, schools, vehicular and pedestrian access, public transport, and building heights. The findings from this Physical Analysis are brought together in a SCOT analysis.

Chapter 4 (*Existing Green infrastructure*) presents an appraisal of the natural and built heritage of Newcastle Village, including details on topography, flora and fauna, water, and human activity and settlement. The importance of the historical and the natural landscape is reinforced in this chapter.

Chapter 5 (*The Strategy*) presents the overall strategy by which the vision as set out in Chapter 2 can be facilitated and achieved. Implementation of the Plan will occur with future planning applications which will each provide the opportunity to implement elements of the vision over time.

Chapter 6 (*Neighbourhoods*) presents and describes the distinct neighbourhoods of the proposed LAP. Each of these neighbourhoods will act to reach out and connect existing neighbourhoods and amenities to the Main Street of Newcastle Village.

Chapter 7 (*Standards and Design Criteria*), sets out the qualitative and quantitative standards and urban design criteria for the development of the Plan lands.

Chapter 8 (*Phasing*) details the phasing and timing for development within the Plan lands in a manner that ensures infrastructure and amenities are built in conjunction with residential and commercial development.

The Plan's vision is stated as being:

A village with a strong sense of identity that offers a good quality of life building upon its past, where there is integration between existing and new developments through the creation of an intricate network of walkable streets that connect pedestrian and cyclist paths with important destinations; a beautiful village with quality useful spaces that realise and enhance the full potential of Newcastle's rich natural and built heritage through the sensitive and considered incorporation of hedgerows, streams, burgage plots, townland and parish boundaries, archaeology, protected structures and recorded monuments; a developing village that sensitively addresses the contrast between existing and new elements and retains much of its existing character, whilst being a showcase for the sensitive expansion of an historic and nationally important settlement.

This Vision will be realised by following 4 identified strategies:

1. Green Infrastructure - The construction of a green network will direct the protection and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water incorporating SUDS measures; the maintenance of sensitive landscapes; and the protection and enhancement of the architectural and archaeological heritage.

2. Accessibility and Movement – The objective is to re-instate Main Street as the backbone of movement for the village and to supplement such with a choice of alternative routes for pedestrians, cyclists, and vehicles in a manner that links neighbourhoods directly with the Village Core and with each other.

3. Land Use and Density – This strategy will direct land uses and densities within three revised Character Areas (The Village Core, the Village Expansion Area, and the Settlement edge) in a manner that is sensitive to the historical importance and character of the village and its hinterland.

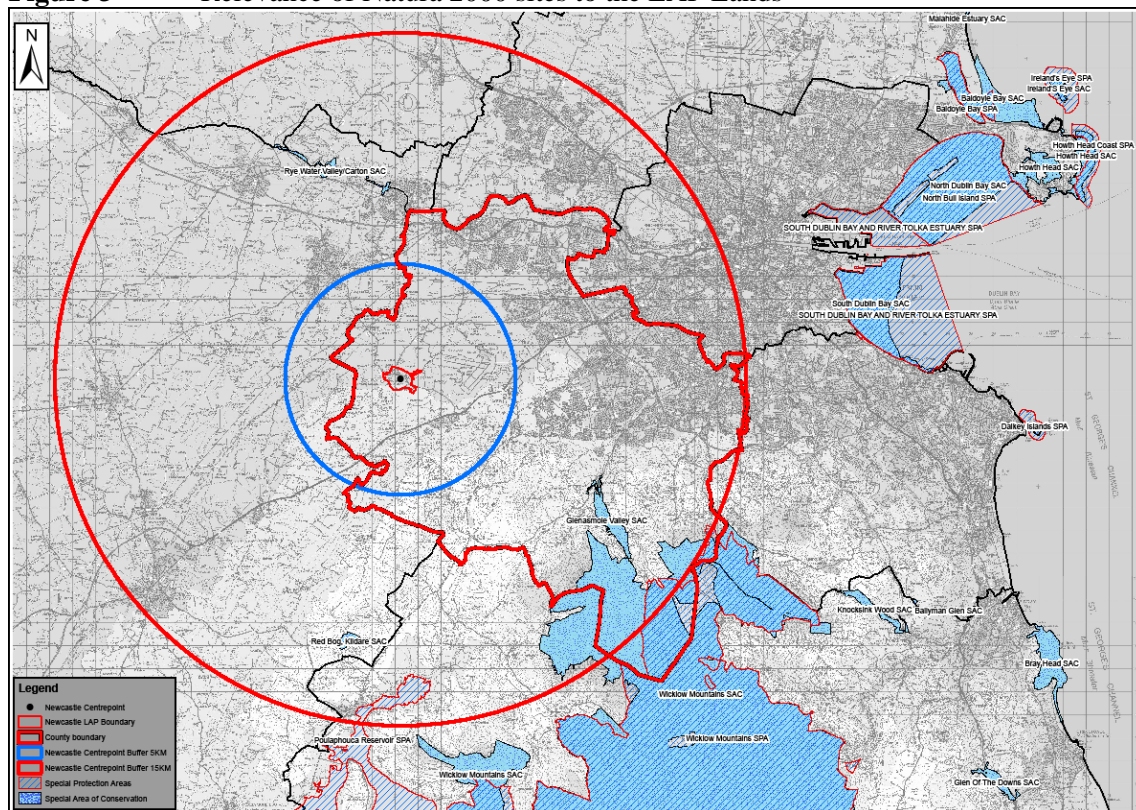
4. Built Form – This strategy will direct the layout of development into a network of village streets, blocks and plots that are sensitive to the Village's historic setting and cultural importance whilst introducing contemporary structures that are responsive to their surroundings.

ASSESSMENT OF RELEVANCE OF PROPOSED PLAN TO NATURA 2000 SITES

The Newcastle Local Area Plan is not directly connected with or necessary to the management of Natura 2000 sites in South Dublin County or elsewhere.

Best practice recommends assessing Natura 2000 sites located within 15km of a proposed plan or project (see Figure 3). These Natura 2000 sites are listed in Table 1. This table also lists those Dublin Bay Natura 2000 sites which are just outside the limit of the recommended 15km zone of influence (Dublin Bay Natura 2000 sites) but for best practice, are also included in the current assessment.

Figure 3 Relevance of Natura 2000 sites to the LAP Lands



For the Newcastle LAP Lands, the sites requiring assessment of relevance represents three Natura 2000 sites within South Dublin County (Glenasmole valley SAC, Wicklow Mountains SAC, and Wicklow Mountains SPA), in addition to three in County Kildare (Poulaphouca Reservoir SPA, Red Bog, and Rye Water/Carton SAC), and two in County Wicklow (Wicklow Mountains SAC and Wicklow Mountains SPA). The suite of Natura 2000 sites located in Dublin Bay (North Dublin Bay SAC, South Dublin Bay SAC, and South Dublin Bay and River Tolka Estuary SPA), are outside of the recommended 15km assessment zone.

There are no Natura 2000 sites located either within or directly adjacent to the proposed LAP lands. For the Natura 2000 sites located within South Dublin County, County Wicklow, and County Kildare, there are no direct ecological or hydrological links (source-pathway-receptors) between the proposed LAP lands and these Natura 2000 sites. Negative impacts on these sites are therefore highly unlikely by virtue of distance from Newcastle village and the absence of source-pathway-receptors.

The Shinkeen Stream and the Griffeen River drain much of the land around Newcastle before both join the River Liffey which ultimately empties into Dublin Bay. A potential ecological link exists therefore between surface water drainage from the proposed Plan Lands and those Natura 2000 sites located in Dublin Bay. While the Dublin Bay Natura 2000 sites are located outside of the suggested limit of 15km for assessment, for Best Practice reasons they are included in this AA Screening.

In relation to waste water treatment, the Grand Canal Trunk Sewer (GCTS) services the proposed Plan Lands. This sewer discharges into the wastewater treatment works in Ringsend. In order to allow for development growth, South Dublin County Council is cognisant of the need to ensure the provision of requisite wastewater treatment, without which development would conflict with the requirements of the Urban Wastewater Treatment Directive which requires the collection and high level treatment of wastewater.

TABLE 1. Natura 2000 sites within 15km of the proposed Newcastle LAP

Natura 2000 sites within South Dublin County	Site Code	Other Natura 2000 sites within 15km of proposed LAP	Site Code
Glenasmole Valley SAC	001209	Rye Water Valley/Carton SAC	001398
Wicklow Mountains SAC	002122	Red Bog, Kildare, SAC	000397
Wicklow Mountains SPA	004040	Poulaphouca Reservoir SPA	004006
		Other Natura 2000 sites outside the limit of 15km from proposed LAP	
		North Dublin Bay SAC	000206
		South Dublin Bay SAC	000210
		South Dublin Bay and River Tolka Estuary SPA	004024

2.3 AVOIDANCE OF IMPACTS

The preparation of the Newcastle Local Area Plan was an iterative process which worked to inform the development of appropriate policies and objectives from the earliest stages of the Plan's preparation process. As a result, there are a number of policies and objectives in place that relate to general environmental protection throughout the Plan lands.

The relevance of the proposed LAP to the Natura 2000 network was assessed above in Section 2.2 where the only potentially relevant impact was seen to arise from the hydrological link (via the Shinkeen Stream, the Griffeen River and the Rathmines and Pembroke Sewer) that exists between the Plan lands and the Dublin Bay Natura 2000 sites, over 15km distant.

The full range of policies and objectives contained within the South Dublin County Council Development Plan 2010 – 2016 will also apply to all development proposals within the Newcastle Local Area Plan. The SDCC County Development Plan contains a number of policies and objectives that relate to the protection of the environment, landscape, water quality, and Natura 2000 sites. The protection of SACs and pNHAs is specifically referred to in Policy LHA 6 of the CDP:

Policy LHA 6: *It is the policy of the Council to protect and preserve areas designated or proposed as Special Areas of Conservation (E.U. Habitats Directive) and proposed Natural Heritage Areas'.*

In addition, the requirements for appropriate assessment of potential impacts on Natura 2000 sites are detailed in Policy LHA 7:

Policy LHA 7: *It is the policy of the Council that projects giving rise to significant direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this Plan (either individually or in combination with other plans or projects); Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:*

- (a) No alternative solution available;*
- (b) Imperative reasons of overriding public interest for the plan to proceed and*
- (c) Adequate compensatory measures in place.*

All subsequent plan-making and adoption of plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. Where relevant, projects will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.

A range of other policies in the County Development Plan 2010-2016 relate to water quality and waste water treatment, all of which aim to eliminate or reduce the potential for deterioration of water quality, both ground water and surface water (see Appendix 4). In particular, Policy WD2 of the County development Plan specifically relates to the requirement that sufficient capacity in public waste water treatment must precede development.

Policy WD 2 Wastewater Treatment Plants and Wastewater Collection Systems
It is the policy of the Council that development shall be preceded by sufficient capacity in the public wastewater treatment plants and appropriate extensions in the existing public wastewater collection systems.

For the proposed Newcastle LAP, each of the objectives proposed under the four identified plan strategies (see Section 2.1.3.) was screened to determine whether or not the potential existed for these to have a significant negative impact on the Natura 2000 network. This assessment is presented in Appendix 3.

Within the proposed Newcastle LAP, the Green Infrastructure Strategy (5.3 Green Infrastructure), in particular utilises green infrastructure as a means of developing a strategy in relation to the protection of the following key environmental issues: *‘the conservation and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water; the maintenance of landscape character; and the protection and enhancement of the architectural and archaeological heritage’*.

In more detail, the individual objectives listed under this strategy provide for a range of specific measures which aim to protect ecological and hydrological resources on the proposed LAP lands and hence the quality of water leaving the site. These include the protection and enhancement of existing ecology (GI8), the requirement for SuDS measures (GI9, GI12, GI13, GI14, GI15, GI16, GI17), the assessment of Flood Risk (GI8), the protection of groundwater sources (GI19), and the provision of a specified and quantified area of Green Infrastructure (GI1) (see Appendix 3 for full text and assessments of these objectives).

Adherence to the above quoted strategy and objectives, in combination with the over-arching protective policies and objectives in the SDCC County Development Plan (relevant objectives listed in Appendix 4), will therefore act to avoid significant downstream impacts on Natura 2000 sites.

The proposed draft Newcastle Local Area Plan has also been subject to Strategic Environmental Assessment which considered the following environmental issues within the LAP lands: Population, Biodiversity (flora, fauna), Landscapes/Geology, Agriculture, Water Quality, Air Quality, Waste Management, Cultural and Material assets, and Climate and Sustainability. The interaction between the various environmental topics is considered in the Environmental Report where potential impacts on biodiversity and flora and fauna have been examined.

The outcome of the SEA process indicates that where possible conflicts with the status of the listed Strategic Environmental Objectives were identified, these conflicts were all likely to be mitigated for.

An initial Strategic Flood Risk Assessment was also undertaken for the proposed LAP. This assessment was based on currently available information as well as estimates of the locations and likelihood of flooding. It is noted that the detailed assessment and mapping of areas of flood risk awaits the publication both of Catchment-based Flood Risk Assessment and Management Plans [CFRAMs].

The proposed Newcastle Local Area Plan has incorporated a range of policies, see below, to reflect the requirements of the ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ (2009) in relation to Flood Risk and the use of SuDS in dealing with surface water run-off when the area is developed.

Various SUDS features to be utilised in tandem with swales, ditches, retention ponds and wetlands are detailed in the standards section of this Local Area Plan. It is therefore an objective of this Local Area Plan:

- To promote the sustainable collection and on-site retention of surface water for delayed discharge to the local water system and for use as an on-site resource and as a means of creating a biodiversity network that will retain and develop existing flora and fauna. (Objective GI12)

- That a linked SUDS network shall be implemented fully across the Plan Lands in accordance with national and regional SUDS requirements including the Greater Dublin Strategic Drainage Study and all proposed developments shall contribute to the achievement of this integrated network in order to reduce surface water run-off and to minimise the risk of flooding of the Plan Lands and surrounding lands. This shall include for a large attenuation wetland area to form part of a neighbourhood park to the north of Main Street, which will collect the remaining surface water from the developed SUDS network to the south prior to it feeding the stream system to the north of the village. (Objective GI13)
- That all development shall incorporate on site SUDS technologies detailed in the standards section of this Local Area Plan such as porous grass paviers, green roofs, rainwater recycling systems and soakaways. (Objective GI14)
- That Existing natural swales and ditches shall be retained to form an integral part of the overall SUDS network. (Objective GI15)
- That SUDS elements such as swales, detention and retention basins and other landscape based attenuation features be planted with suitable riparian vegetation and water tolerant tree planting that will clean and attenuate surface water flow. The planting of such species will be particularly required within parkland areas and along the east-west running SUDS elements in order to help intercept and direct waterflows. (Objective GI16)
- That all swales utilised within the SUDS network shall be of an appropriate (shallow and wide) dimension to allow for ease of maintenance including mowing and be designed in the interest of health and safety where practical. (Objective GI17)

5.3.5.2 Flood Risk Management

The requirements of the ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ (2009), need to be taken into account in order to ensure that flooding within the Plan Lands does not impact on human health, property, the ability to meet the requirements of the EU Water Framework Directive, and the need to protect biodiversity.

In assessing development proposals in areas identified at risk of flooding (see OPW Flood Risk Data Map in Section 3), South Dublin County Council will adopt a risk-based sequential and balanced approach, while at the same time allowing consideration of appropriate and necessary development, including the application of the Justification Test in accordance with Policies WD13 (Risk of Flooding) and WD14 (Identified Flood Risk Areas) of the South Dublin County Council Development Plan. It is therefore an objective of the proposed Local Area Plan that:

- All planning application for residential and/or commercial floorspace on sites in areas at risk of flooding shall be accompanied by a Flood Risk Assessment that is carried out at the site-specific level in accordance with ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ (2009). The scope of flood risk assessment shall depend on the type and scale of development and the sensitivity of the area. (Objective GI18).

2.4 OTHER INSTRUMENTS CONSIDERED

The draft Newcastle LAP was considered in the context of a range of other higher level measures, all of which assist in mitigating any potential impacts of the LAP. These include the following National Plans, Regional Plans and Local Plans: Sustainable Development – A Strategy for Ireland (1997); National Spatial Strategy 2002-2020; National Climate Change Strategy, 2000; National Heritage Plan (2002); The Planning System and Flood Risk Management Guidelines 2009; Regional Planning Guidelines 2010 – 2020: A Platform For Change And Transport 21; Sustainable Residential Development In Urban Areas 2009; The Retail Planning Strategy For The Greater Dublin Area (2008-2016); South Dublin County Council Development Plan 2010 – 2016; Green City Guidelines’ (UCD Urban Institute Ireland 2008).

SECTION 3 DESCRIPTION OF NATURA 2000 SITES

There are no Natura 2000 sites located within the draft Newcastle LAP. The Natura 2000 sites located within 15km of the LAP are listed in Table 1. There is also one proposed Natural Heritage Area (pNHA) in the vicinity of the LAP lands. The Grand Canal proposed Natural Heritage Area (Site Code: 002104) is located c.2km to the north of the plan lands. There are no other designated biodiversity areas affected by the proposed Local Area Plan which have a recognised National, European Union or International protection status.

Full site descriptions of the Natura 2000 sites listed in Table 1 are provided in Appendix 1. A summary of the main elements of interest for each of these sites follows:

Glenasmole Valley SAC contains a high diversity of habitats and plant communities and lists three habitats listed on Annex I of the EU Habitats Directive: petrifying springs with tufa formation, semi-natural dry grassland and scrubland facies on calcareous substrate (*Festuco-Brometalia*) (important orchid sites), and *Molinia* meadows on calcareous, peaty, or clayey-silt-laden soils (*Molinion caeruleae*). Both petrifying springs and orchid-rich calcareous grasslands also qualify as Priority Habitats under the Habitats Directive. The presence of four Red Data Book plant species further enhances the value of the site as does the presence of populations of several mammal and bird species of conservation interest. The River Dodder flows through the valley and has been impounded here to form two reservoirs which supply water to south Dublin.

Draft Conservation Objectives:

- 1 To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status – *Petrifying springs with tufa formation, Semi-natural dry grassland and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (*important orchid sites), *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*)
- 2 To maintain the extent, species richness and biodiversity of the entire site.
- 3 To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

Wicklow Mountains SAC is an important complex, extensive, upland site covering much of the Wicklow Mountains and a portion of the Dublin Mountain range. Within the boundaries of South Dublin County, the SAC encompasses the mountains of Ballymorefinn, Corrig, Kilakee, and Cruagh, stretching south to the summit of Kippure Mountain at the border with County Wicklow. While the entire SAC lists ten habitats listed in Annex I of the EU Habitats Directive, the vegetation within the South Dublin County portion of the site mainly provides good examples of the typical upland habitats of heath, blanket bog and upland grassland. Several rare, protected plant and animal species also occur in this SAC.

Draft Conservation Objectives:

- 1 To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status:– Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea; Natural dystrophic lakes and ponds; Northern Atlantic wet heaths with *Erica tetralix*; European dry heaths; Alpine and Boreal heaths; Species-rich *Nardus* grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe); Blanket bog; Siliceous scree of the montane to snow levels; (*Androsacetalia alpinae* and *Galeopsietalia ladani*); Calcareous rocky slopes with chasmophytic vegetation; Siliceous rocky slopes with chasmophytic vegetation; Old sessile oak woods with *Ilex* and *Blechnum* in British Isles.
- 2 To maintain the Annex 2 species for which the cSAC has been selected at favourable conservation status: - *Lutra lutra*
- 3 To maintain the extent, species richness and biodiversity of the entire site.

- 4 To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

Wicklow Mountains SPA (Site Code 4040) is an extensive upland site, comprising a substantial part of the Wicklow Mountains (See Appendix for full site description). The site, which is within the Wicklow Mountains National Park, is fragmented into about twenty separate parcels of land. Much of the site is State-owned and managed for nature conservation based on traditional landuses for the uplands. The site is of high ornithological importance as it supports very good examples of upland and woodland bird communities, several of which are very rare at a national level. Two species, Ring Ouzel and Red Grouse, are Red-listed and their status is of high conservation concern.

Main Conservation Objective:

To maintain the special conservation interests for the SPA at favourable conservation status – Merlin, Peregrine.

Poulaphouca Reservoir SPA (Site Code 4063) is located in the western foothills of the Wicklow Mountains (See Appendix for full site description). The principal interest of the site is the Greylag Goose population, which is of international importance. The site provides the main roost for the birds, with feeding occurring mostly on improved grassland outside of the site. A range of other wildfowl species also occurs, including Whooper Swan, a species that is listed on Annex I of the E.U. Birds Directive. The site is also notable as a winter roost for gulls, especially Lesser Black-backed Gull.

Main Conservation Objective:

To maintain the special conservation interests for the SPA at favourable conservation status – Greylag Goose, Lesser Black-backed Gull, Wetland and Waterbirds.

Red Bog SAC (Site Code 000397)

Red Bog, Co. Kildare, is located 3km north of the village of Blessington in east Co. Kildare. It comprises a wetland complex of Lake, fen and bog, situated in a hollow between ridges of glacially-deposited material and it is underlain by rocks of Ordovician age. The site is of particular conservation significance as it supports transition mire, a habitat listed in Annex 1 of the Habitats Directive.

Draft Conservation Objectives:

- 1 To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status – Transition mires and quaking bogs.
- 2 To maintain the extent, species richness and biodiversity of the entire site.
- 3 To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

Rye Water Valley/Carton (Site Code 001398)

This site is located between Leixlip and Maynooth in Co. Kildare. It extends along the Rye Water, a tributary of the River Liffey. The woodlands at Carton Demesne are the site of a rare fungus, *Diderma deplanatum* and also support birds such as Blackcap, Woodcock, and Long-eared Owls. On or about the lake, birds such as Little Grebe, Coot, Moorhen, Tufted Duck, Teal, and Kingfisher have been recorded. Kingfisher are listed in Annex 1 of the EU Birds Directive. The mineral spring occurring on the site is also listed as an Annex 1 habitat of the EU Habitats Directive. The Rye Water is a spawning ground for Trout and Salmon while White-clawed crayfish *Austropotomobius pallipes* has been recorded at Leixlip. Rare snail species and dragonflies also occur in the marsh vegetation near to Louisa Bridge. The main importance of the site lies in the presence of several rare and threatened plant and animal species and of a rare habitat – thermal, mineral, petrifying spring.

Draft Conservation Objectives:

1. To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status:– *Petrifying springs with tufa formation
2. To maintain the Annex 2 species for which the cSAC has been selected at favourable conservation status: - *Vertigo angustior*, *Vertigo moulinsiana*
3. To maintain the extent, species richness and biodiversity of the entire site.
4. To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

North Dublin Bay SAC (Site Code 000206) covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head (See Appendix for full site description). The North Bull Island is the focal point of this site. This SAC site is an excellent example of a coastal site with all the main habitats represented. It holds good examples of ten habitats that are listed on Annex I of the E.U. Habitats Directive; one of these is listed with priority status. Several wintering bird species have populations of international importance, while some invertebrates on the site are of national importance. The site also contains a numbers of rare and scarce plants including some which are legally protected.

Draft Conservation Objectives:

1. To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status:– Mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines; Salicornia and other annuals colonising mud and sand; Atlantic salt meadows (*Glauco Puccinellietalia maritimae*); *Petalophyllun ralfsii*; Mediterranean salt meadows (*Juncetalia maritimi*); Embryonic shifting dunes; Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes); Humid dune slacks
2. To maintain the extent, species richness and biodiversity of the entire site.
3. To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

South Dublin Bay SAC (Site Code 000210) lies south of the River Liffey and extends from the South Wall to the west pier at Dun Laoghaire (See Appendix for full site description). It is a fine example of a coastal system with extensive sand and mudflats. South Dublin Bay is also an internationally important bird site.

Draft Conservation Objectives:

1. To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status: - Mudflats and sandflats not covered by seawater at low tide.
2. To maintain the extent, species richness and biodiversity of the entire site.
4. To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

South Dublin Bay and River Tolka Estuary SPA (Site Code 4024) comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included (See Appendix for full site description).

The site is an important site for wintering waterfowl, being an integral part of the internationally important Dublin Bay complex. It is of international importance for Light-bellied Brent Goose and of national importance for nine other waterfowl species. As an autumn tern roost, it is also of international importance. Furthermore, the site supports a nationally important colony of Common

Tern. All of the tern species using the site are listed on Annex I of the E.U. Birds Directive, as are Bartailed Godwit and Mediterranean Gull.

Main Conservation Objective:

To maintain the special conservation interests for the SPA at favourable conservation status – Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Golden Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern, Arctic Tern, and Wetland and Waterbirds.

SECTION 4 ASSESSMENT OF POTENTIAL IMPACTS

4.1 ASSESSMENT OF PROPOSED LAP

In Section 2.2 (Assessment of relevance of proposed Plan to Natura 2000 Sites), a potential hydrological link was identified as being the primary source-pathway-receptor between the draft LAP lands and Natura 2000 sites – primarily the Dublin Bay Natura 2000 sites. No other hydrological or ecological links to other Natura 2000 sites within 15km of the LAP lands was identified as posing a potential threat. This hydrological link via the Shinkeen Stream and Griffeen River systems thereby potentially provides a vehicle for the transfer of negative impacts to these Natura 2000 sites downstream of the draft LAP lands which rely on water quality for the maintenance of their conservation objectives.

An assessment of the objectives and policies of the proposed LAP (Appendix 3) was undertaken and no significant impacts were identified. In some instances, particularly arising from the Green Infrastructure strategy, positive impacts are likely to arise in relation to water quality and the overall biodiversity resource *e.g.* retention and enhancement of existing ecological features and wildlife corridors and the utilisation of SUDs measures to manage surface water discharge.

The draft Plan was assessed following the factors as listed: - size and scale; land-take; distance from the Natura 2000 site or key features of the site; resource requirements (water abstraction etc.); emissions (disposal to land, water, or air); excavation requirements); transportation requirements; duration of construction, operation, decommissioning, etc.; habitat area; disturbance to key species; habitat or species fragmentation; species density; changes in key indicators of conservation value (water quality etc.); climate change; key relationships that define the structure of the site; key relationships that determine the function of the site.

The Plan's policies and objectives, in conjunction with the over-arching policies of the South Dublin County Development Plan 2010-2016 within which framework the LAP is placed, in addition to the range of other instruments considered in the formulation of the LAP (see Section 2.4), all serve to ensure that no significant negative impact arises from the proposed Plan.

4.2 CUMULATIVE IMPACTS

The National Spatial Strategy 2002-2020 and the National Development Plan 2007-2013 set the national planning framework within which the proposed Newcastle Local Area Plan has been prepared. Within South Dublin County itself, the County Development Plan 2010-2016 provides the local framework within the regional approach of the Regional Planning Guidelines 2010-2020. These documents have been subject to screening for Appropriate Assessment to ensure no significant impacts are likely. The draft Newcastle LAP has been prepared taking the objectives and policies of these plans into account.

The assessment for the current proposed Newcastle LAP indicates there will be no significant impacts arising from this plan. In relation to potential cumulative impacts from the proposed LAP in conjunction with other plans and projects, it is a requirement that each of these, in addition to each individual application within the proposed LAP itself, will all be subject to screening for appropriate assessment to ensure there will be no significant negative impact on Natura 2000 sites. Taken together, adherence to this required approach will ensure no cumulative impacts will arise from these plans.

SECTION 5 CONCLUSIONS

This screening report has evaluated the draft Newcastle Local Area Plan to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of the Plan's implementation. The report finds that the Plan has been formulated to ensure that developments and effects arising from the Plan, either individually or in combination with other plans and projects, shall not give rise to significant effects on the integrity of any Natura 2000 site.

The Appropriate Assessment procedure for this proposed Plan is therefore concluded at this Screening Stage and a detailed (Stage 2) Appropriate Assessment is not required.

Appendix 1

Natura 2000 descriptions (as listed in Table 1)

SITE SYNOPSIS

SITE NAME: GLENASMOLE VALLEY

SITE CODE: 001209

Glenasmole Valley in south Co. Dublin lies on the edge of the Wicklow uplands, approximately 5 km from Tallaght. The River Dodder flows through the valley and has been impounded here to form two reservoirs which supply water to south Dublin. The non-calcareous bedrock of the Glenasmole Valley has been overlain by deep drift deposits which now line the valley sides. They are partly covered by scrub and woodland, and on the less precipitous parts, by a herb-rich grassland. There is much seepage through the deposits, which brings to the surface water rich in bases, which induces local patches of calcareous fen and, in places, petrifying springs, a priority habitat listed on Annex I of the EU Habitats Directive.

Examples of calcareous fen and flush areas occur between the two reservoirs, where sedges (*Carex flacca* and *Carex panicea*) are joined by such species as Grass of Parnassus (*Parnassia palustris*), Few-flowered Spike-rush (*Eleocharis quinqueflora*), Zig-zag clover (*Trifolium medium*) and the scarce Fen Bedstraw (*Galium uliginosum*).

Orchid-rich grassland occurs in the drier parts of this site and in places grades into *Molinia* meadow, both of these habitats are listed on Annex I of the EU Habitats Directive. Species recorded in these habitats include Frog Orchid (*Coeloglossum viride*), Northern Marsh-orchid (*Dactylorhiza purpurella*), Fragrant Orchid (*Gymnadenia conopsea*), Marsh Helleborine (*Epipactis palustris*), Early-purple Orchid (*Orchis mascula*) and Greater Butterfly Orchid (*Platanthera chlorantha*).

Two Red Data Book species have also been found here, Green-winged Orchid (*Orchis morio*) and Small-white Orchid (*Pseudorchis albida*). The sward includes Sweet Vernal-grass (*Anthoxanthum odoratum*), Creeping Bent (*Agrostis stolonifera*) and Crested Dog's-tail (*Cynosurus cristatus*). Other species which occur are Common Bird's-foot-trefoil (*Lotus corniculatus*), Kidney Vetch (*Anthyllis vulneraria*), Common Restharrow (*Ononis repens*), Yellow-wort (*Blackstonia perfoliata*) and Autumn Gentian (*Gentianella amarella*).

Woodland occurs in patches around the site. On the east side of the valley, below the northern lake, a Hazel (*Corylus avellana*) wood has developed on the unstable calcareous slopes and includes Ash (*Fraxinus excelsior*), Downy Birch (*Betula pubescens*), Goat Willow (*Salix caprea*) and (Irish) Whitebeam (*Sorbus hibernica*). Spring Wood-rush (*Luzula pilosa*), Wood Speedwell (*Veronica montana*) and Brambles (*Rubus fruticosus* agg.) are included in the ground flora.

Wet semi-natural broad-leaved woodland is also found around the reservoirs and includes Alder (*Alnus glutinosa*) and Willow (*Salix* spp.) with Yellow Iris (*Iris pseudacorus*), Horsetail (*Equisetum* spp.), Brambles and localised patches of Japanese Knotweed (*Reynoutria japonica*), an introduced species.

The lake shore vegetation is not well developed, which is typical of a reservoir. There are occasional patches of Canary-grass (*Phalaris arundinacea*) and Purple-loosestrife (*Lythrum salicaria*), which are more extensive around the western shore of the northern lake, along with Common Marsh-bedstraw (*Galium palustre*) and Water Mint (*Mentha aquatica*). Other vegetation includes Shoreweed (*Littorella uniflora*) and the scarce Water Sedge (*Carex aquatilis*).

As well as the Green-winged Orchid and Small-white Orchid, two other threatened species which are listed in the Irish Red Data Book also occur in the site, Yellow Archangel (*Lamiastrum galeobdolon*) and Yellow Bird's-nest (*Monotropa hypopitys*).

The site provides excellent habitat for bat species, with at least four species recorded:

Pipistrelle, Leisler's, Daubenton's and Brown Long-eared Bat. Otter occurs along the river and reservoirs. These habitats also support Kingfisher, an Annex I species under the EU Birds Directive.

Glenasmole Valley contains a high diversity of habitats and plant communities, including three habitats listed on Annex I of the EU Habitats Directive. The presence of four Red Data Book plant species further enhances the value of the site as does the presence of populations of several mammal and bird species of conservation interest.

03.09.2001

SITE SYNOPSIS

SITE NAME: WICKLOW MOUNTAINS

SITE CODE: 002122

This site is a complex of upland areas in Counties Wicklow and Dublin, flanked by Blessington Reservoir to the west and Vartry Reservoir in the east, Cruagh Mt. in the north and Lybagh Mt. in the south. Most of the site is over 300m, with much ground over 600m and the highest peak of Lugnaquilla at 925m.

The Wicklow Uplands comprise a core of granites flanked by Ordovician schists, mudstones and volcanics. The form of the Wicklow Glens is due to glacial erosion. The Wicklow Mountains are drained by several major rivers including the Dargle, Liffey, Dodder, Slaney and Avonmore. The river water in the mountain areas is often peaty, especially during floods.

The topography is typical of a mountain chain, showing the effects of more than one cycle of erosion. The massive granite has weathered characteristically into broad domes. Most of the western part of the site consists of an elevated moorland, covered by peat. The surrounding schists have assumed more diverse outlines, forming prominent peaks and rocky foothills with deep glens. The dominant topographical features are the products of glaciation. High corrie lakes, deep valleys and moraines are common features of this area. The substrate over much of the area is peat, usually less than 2m deep. Poor mineral soil covers the slopes and rock outcrops are frequent

The vegetation over most of the site is a mosaic of heath, blanket bog and upland grassland (mostly on peaty soil, though some on mineral soil), with stands of dense Bracken (*Pteridium aquilinum*) and small woodlands mainly along the rivers. Mountain loughs and corrie lakes are scattered throughout the site. The site supports many habitats that are listed on Annex I of the E.U. Habitats Directive.

The two dominant vegetation communities in the area are heath and blanket bog. Heath vegetation, with both wet and dry heath well represented, occurs in association with blanket bog, upland acid grassland and rocky habitats. The wet heath is characterised by species such as Ling (*Calluna vulgaris*), Cross-leaved Heath (*Erica tetralix*), Cottongrasses (*Eriophorum* spp.), Tormentil (*Potentilla erecta*), Mat-grass (*Nardus stricta*), Bent grasses (*Agrostis* spp.) and bog mosses (*Sphagnum* spp.). In places the wet heath occurs in conjunction with flush communities and streamside vegetation, and here species such as Heath Rush (*Juncus squarrosus*) and *Carex* spp. are found. Dry heath at this site is confined to shallow peaty soils on steep slopes where drainage is better and particularly in sheltered conditions. It is characterised by species such as Ling, Gorse (*Ulex* spp.), Bell Heather (*Erica cinerea*), Bilberry (*Vaccinium myrtillus*), Purple Moor-grass (*Molinia caerulea*) and lichens (*Cladonia* spp.). In places the heath grades into upland grassland on mineral soil, some examples of which correspond to the E.U. Habitats Directive Annex I priority habitat species-rich *Nardus* grassland.

Blanket bog is usually dominated by Cottongrasses, Ling and bog mosses (*Sphagnum* spp.). On steeper slopes there is some flushing and here Purple Moor-grass, Heath Rush, and certain

Sphagnum species become more common. The Liffey Head blanket bog is among the best of its kind in eastern Ireland, with deep peat formations and an extensive system of dystrophic pools developed among the hummocks and hollows on the bog surface. The vegetation is largely dominated by Ling and Cross-leaved Heath, with Cottongrasses (*Eriophorum vaginatum* and *E. angustifolium*), Deergrass (*Scirpus cespitosus*) and Bog Asphodel (*Narthecium ossifragum*). In drier areas, Bilberry and Cowberry (*Vaccinium vitis-idaea*) are common, while the scarce Bog Rosemary (*Andromeda polifolia*) is also found. Blanket bog occurs over extensive areas of deeper peat on the plateau and also on gentle slopes at high altitudes. Peat erosion is frequent on the peaks - this may be a natural process, but is likely to be accelerated by activities such as grazing.

Due to the underlying rock strata, the water of the rivers and streams tends towards acidity. The water is generally oligotrophic and free from enrichment. The lakes within the area range from the high altitude lakes of Lough Firrib and Three Lakes, to the lower pater-noster lakes of Glendalough, Lough Tay and Lough Dan. Spectacular corrie lakes (such as Loughs Bray (Upper and Lower), Ouler, Cleevaun, Arts, Kellys and Nahanagan) exhibit fine sequences of moraine stages. The deep lakes are characteristically species poor, but hold some interesting plants including an unusual form of Quillwort (*Isoetes lacustris* var. *morei*), a Stonewort (*Nitella* sp.) and Floating Bur-reed (*Sparganium angustifolium*). The Red Data Book fish species Arctic Char has been recorded from Lough Dan, but this population may now have died out.

Alpine vegetation occurs on some of the mountain tops, notably in the Lugnaquilla area, and also on exposed cliffs and scree slopes elsewhere in the site. Here alpine heath vegetation is represented with species such as Crowberry (*Empetrum nigrum*), Cowberry, Dwarf Willow (*Salix herbacea*), the grey-green moss *Racomitrium lanuginosum* and scarce species such as Mountain Clubmoss (*Diphasiastrum alpinum*), Firmoss (*Huperzia selago*), and Starry Saxifrage (*Saxifraga stellaris*). Some rare arctic-alpine species have been recorded, including Alpine Lady's-mantle (*Alchemilla alpina*) and Alpine Saw-wort (*Saussurea alpina*).

Small areas of old oakwood (Blechno-Quercetum petraeae type) occur on the slopes of Glendalough and Glenmalure, near L. Tay and L. Dan, with native Sessile Oak (*Quercus petraea*) 100-120 years old. On wetter areas, wet broadleaved semi-natural woodlands occur, which are dominated by Downy Birch (*Betula pubescens*). Mixed woodland with non-native tree species also occurs.

The site supports a range of rare plant species, which are listed in the Irish Red Data Book: Parsley Fern (*Cryptogramma crispa*), Marsh Clubmoss (*Lycopodiella inundata*), Greater Broom-rape (*Orobancha rapum-genistae*), Alpine Lady's-mantle, Alpine Saw-wort, Lanceolate Spleenwort (*Asplenium billotii*), Small White Orchid (*Pseudorchis albida*) and Bog Orchid (*Hammarbya paludosa*). The latter three species are legally protected under the Flora (Protection) Order, 1999. The rare Myxomycete fungus, *Echinostelium colliculosum*, has been recorded from the Military Road.

Mammals and birds which occur are typical of the uplands. Deer are abundant, mainly hybrids between Red and Sika Deer. Other mammals include Hare, Badger and Otter, the latter being a species listed on Annex II of the E.U. Habitats Directive. Pine Marten has recently been confirmed as occurring within the site. Among the birds, Meadow Pipit, Skylark, Raven and Red Grouse are resident throughout the site. Wheatear, Whinchat and the scarce Ring Ouzel are summer visitors. Wood Warbler and Redstarts are rare breeding species of the woodlands. Dipper and Grey Wagtail are typical riparian species. Merlin and Peregrine Falcon, both Annex I species of the EU Birds Directive, breed within the site. Recently, Goosander has become established as a breeding species.

Large areas of the site are owned by NPWS, and managed for nature conservation based on traditional landuses for the uplands. The most common landuse is traditional sheep grazing. Other land uses include turf-cutting, mostly hand-cutting but some machine-cutting occurs. These activities are largely confined to the Military Road, where there is easy access. Large areas which

had been previously hand-cut and are now abandoned, are regenerating. In the last 40 years, forestry has become an important landuse in the uplands, and has affected both the wildlife and the hydrology of the area. Amenity use is very high, with Dublin city close to the site.

Wicklow Mountains is important as a complex, extensive upland site. It shows great diversity from a geomorphological and a topographical point of view. The vegetation provides examples of the typical upland habitats with heath, blanket bog and upland grassland covering large, relatively undisturbed areas. In all ten habitats listed on Annex I of the EU Habitats Directive are found within the site. Several rare, protected plant and animal species occur.

12.10.2001

SITE SYNOPSIS

SITE NAME: WICKLOW MOUNTAINS SPA

SITE CODE: 004040

This is an extensive upland site, comprising a substantial part of the Wicklow Mountains. The underlying geology of the site is mainly of Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area was subject to glaciation and features fine examples of glacial lakes, deep valleys and moraines. Most of site is over 300 m, with much ground being over 600 m; the highest peak is Lugnaquilla (925 m). The substrate over much of site is peat, with poor mineral soil occurring on the slopes and lower ground. Exposed rock and scree are features of the site.

The dominant habitats present are blanket bog, heaths and upland grassland. The bog habitat is usually dominated by Ling (*Calluna vulgaris*), Cross-leaved Heath (*Erica tetralix*), Cottongrasses (*Eriophorum vaginatum* and *E. angustifolium*), Deergrass (*Scirpus cespitosus*) and Bog Asphodel (*Narthecium ossifragum*). Bog mosses (*Sphagnum* spp.) are well represented. On shallower peats, dry heath is represented by such species as Ling, Gorse (*Ulex* spp.), Bell Heather (*Erica cinerea*), Bilberry (*Vaccinium myrtillus*), Purple Moor-grass (*Molinia caerulea*) and lichens (*Cladonia* spp.). Fine examples of native Oak woodlands are found in the Glendalough area, and include Sessile Oak (*Quercus petraea*) trees of 100-120 years old. Glendalough Lake is a good example of an oligotrophic system.

The site supports good examples of both upland and woodland bird communities. The open peatlands provide excellent foraging habitat for Merlin (5-10 pairs) and Peregrine (c. 10 pairs). The Merlins nest in old crows nests, whilst the Peregrines nest on cliffs and crags. Other birds of the open peatlands and scree slopes include Ring Ouzel, now a very rare bird in Ireland, and Red Grouse. The Wicklow uplands are the only regular location in Ireland where Goosander breeds, with the Glendalough lakes being a regular site. This species was proved to be breeding only as recently as 1994 and it is now well established. Whinchat, a localised species in Ireland, breeds within the site.

The Glendalough Oak woods are a regular location for several rare breeding passerines. Redstart is recorded most years and 1-2 pairs probably breed. Wood Warbler is another annual visitor, with perhaps up to 5 pairs in some years. Recently, Garden Warbler has been recorded, whilst Blackcap has a very strong breeding population.

The site, which is within the Wicklow Mountains National Park, is fragmented into about twenty separate parcels of land. Much of the site is State-owned and managed for nature conservation based on traditional landuses for the uplands. The most common landuse is traditional sheep grazing. Other land uses include turf-cutting, mostly by hand though some machine-cutting also occurs. Grazing by sheep and deer in the woodlands can be damaging as it prevents or reduces regeneration. Dublin City is close to the site and amenity use is very high; if not properly controlled, recreational activities could cause disturbance to some bird species.

This site is of high ornithological importance as it supports very good examples of upland and woodland bird communities. Several of the species which occur are very rare at a national level. Two species, Ring Ouzel and Red Grouse, are Red-listed and their status is of high conservation concern. Also of note is that Merlin and Peregrine are both listed on Annex I of the E.U. Birds Directive.

25.8.2004

SITE SYNOPSIS

SITE NAME: POULAPHOUCA RESERVOIR SPA

SITE CODE: 004063

Poulaphouca Reservoir SPA, located in the western foothills of the Wicklow Mountains, was created in 1944 by damming of the River Liffey for the purpose of generating electricity from hydropower. The reservoir covers an area of approximately 20 square kilometres and is the largest inland water body in the Mideast and south-east regions. The reservoir receives water from two main sources, the River Liffey at the northern end, and the Kings River at the southern end. The exit is into the River Liffey gorge at the western end. Underlying the reservoir are sands and gravels deposited during the last glaciation. The shores of the lake are mostly sandy.

When water levels are low the exposed lake muds are colonised by an ephemeral flora of annual plant species. Wet grassland areas occur in sheltered bays around the lake but especially in the northern part. Reed Canary-grass (*Phalaris arundinacea*) is the main grass species present, but other plant species characteristic of wet grasslands occur, including Creeping Bent (*Agrostis stolonifera*), Meadowsweet (*Filipendula ulmaria*), Yellow Iris (*Iris pseudacorus*) and Water Mint (*Mentha aquatica*). Sedges (*Carex* spp.) are locally common, while Rusty Willow (*Salix cinerea* subsp. *oleifolia*) scrub is often found associated with the wet grassland. In some places the water washes against grassy banks which are generally less than a metre high, and in a few places there are steep sand and clay cliffs, up to 15 m high - these are remnants of the old River Liffey channel. In many places the banks are actively eroding, and a strip of conifers has been planted around much of the perimeter of the reservoir in an attempt to stabilize the banks.

Poulaphouca Reservoir is of international importance for its Greylag Goose population, which is one of the largest in the country. The site provides the main roost for the birds, with feeding occurring mostly on improved grassland outside of the site. An average peak of 1,058 individuals occurred during the five seasons 1995/96 to 1999/00. A range of other waterfowl species occur in relatively low numbers, including Whooper Swan (34), Wigeon (262), Teal (136), Mallard (283), Goldeneye (36), Cormorant (16), Great Crested Grebe (11), Curlew (118) and Mute Swan (17). The site is also used by Grey Heron (12).

The reservoir attracts roosting gulls during winter, most notably a large population of Lesser Black-backed Gull (1,116), which in Ireland is rare in winter away from the south coast. Black-headed Gull (1,245) and Common Gull (229) also occur. Breeding birds at the site include Great Crested Grebe (several pairs), which is localised in its distribution in eastern Ireland, as well as Snipe and Lapwing. The principal interest of the site is the Greylag Goose population, which is of international importance. A range of other wildfowl species also occurs, including Whooper Swan, a species that is listed on Annex I of the E.U. Birds Directive. The site is also notable as a winter roost for gulls, especially Lesser Black-backed Gull.

2.3.2005

SITE SYNOPSIS

SITE NAME : NORTH DUBLIN BAY SAC

SITE CODE : 000206

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site. The island is a sandy spit which formed after the building of the South Wall and Bull Wall in the 18th and 19th centuries. It now extends for about 5 km in length and is up to 1 km wide in places.

A well-developed and dynamic dune system stretches along the seaward side of the island. Various types of dunes occur, from fixed dune grassland to pioneer communities on foredunes. Marram Grass (*Ammophila arenaria*) is dominant on the outer dune ridges, with Lyme Grass (*Leymus arenarius*) and Sea Couchgrass (*Elymus farctus*) on the foredunes. Behind the first dune ridge, plant diversity increases with the appearance of such species as Wild Pansy (*Viola tricolor*), Kidney Vetch (*Anthyllis vulneraria*), Bird's-foot Trefoil (*Lotus corniculatus*), Rest Harrow (*Ononis repens*), Yellow Rattle (*Rhinanthus minor*) and Pyramidal Orchid (*Anacamptis pyramidalis*). In these grassy areas and slacks, the scarce Bee Orchid (*Ophrys apifera*) occurs.

About 1 km from the tip of the island, a large dune slack with a rich flora occurs, usually referred to as the 'Alder Marsh' because of the presence of Alder trees (*Alnus* spp). The water table is very near the surface and is only slightly brackish. Saltmarsh Rush (*Juncus maritimus*) is the dominant species, with Meadow Sweet (*Filipendula ulmaria*) and Devil's-bit (*Succisa pratensis*) being frequent. The orchid flora is notable and includes Marsh Helleborine (*Epipactis palustris*), Common Twayblade (*Listera ovata*), Autumn Lady's-tresses (*Spiranthes spiralis*) and Marsh orchids (*Dactylorhiza* spp.)

Saltmarsh extends along the length of the landward side of the island. The edge of the marsh is marked by an eroding edge which varies from 20 cm to 60 cm high. The marsh can be zoned into different levels according to the vegetation types present. On the lower marsh, Glasswort (*Salicornia europaea*), Saltmarsh Grass (*Puccinellia maritima*), Annual Sea-blite (*Suaeda maritima*) and Greater Sea-spurrey (*Spergularia media*) are the main species. Higher up in the middle marsh Sea Plantain (*Plantago maritima*), Sea Aster (*Aster tripolium*), Sea Arrowgrass (*Triglochin maritima*) and Sea Pink (*Armeria maritima*) appear. Above the mark of the normal high tide, species such as Scurvy Grass (*Cochlearia officinalis*) and Sea Milkwort (*Glaux maritima*) are found, while on the extreme upper marsh, Sea Rushes (*Juncus maritimus* and *J. gerardii*) are dominant. Towards the tip of the island, the saltmarsh grades naturally into fixed dune vegetation.

The island shelters two intertidal lagoons which are divided by a solid causeway. The sediments of the lagoons are mainly sands with a small and varying mixture of silt and clay. The north lagoon has an area known as the "Salicornia flat", which is dominated by *Salicornia dolichostachya*, a pioneer Glasswort species, and covers about 25 ha. Tassel Weed (*Ruppia maritima*) occurs in this area, along with some Eelgrass (*Zostera angustifolia*). Eelgrass (*Z. noltii*) also occurs in Sutton Creek. Cordgrass (*Spartina anglica*) occurs in places but its growth is controlled by management. Green algal mats (*Enteromorpha* spp., *Ulva lactuca*) cover large areas of the flats during summer. These sediments have a rich macrofauna, with high densities of Lugworms (*Arenicola marina*) in parts of the north lagoon. Mussels (*Mytilus edulis*) occur in places, along with bivalves such as *Cerastoderma edule*, *Macoma balthica* and *Scrobicularia plana*. The small gastropod *Hydrobia ulvae* occurs in high densities in places, while the crustaceans *Corophium volutator* and *Carcinus maenas* are common. The sediments on the seaward side of North Bull Island are mostly sands. The site extends below the low spring tide mark to include an area of the sublittoral zone.

Three Rare plant species legally protected under the Flora Protection Order 1987 have been recorded on the North Bull Island. These are Lesser Centaury (*Centaureum pulchellum*), Hemp Nettle (*Galeopsis angustifolia*) and Meadow Saxifrage (*Saxifraga granulata*). Two further species listed as threatened in the Red Data Book, Wild Sage (*Salvia verbenaca*) and Spring Vetch (*Vicia lathyroides*), have also been recorded. A rare liverwort, *Petalophyllum ralfsii*, was first recorded

from the North Bull Island in 1874 and has recently been confirmed as being still present there. This species is of high conservation value as it is listed on Annex II of the E.U. Habitats Directive. The North Bull is the only known extant site for the species in Ireland away from the western seaboard.

North Dublin Bay is of international importance for waterfowl. During the 1994/95 to 1996/97 period the following species occurred in internationally important numbers (figures are average maxima): Brent Geese 2,333; Knot 4,423; Bar-tailed Godwit 1,586. A further 14 species occurred in nationally important concentrations - Shelduck 1505; Wigeon 1,166; Teal 1,512; Pintail 334; Shoveler 239; Oystercatcher 2,190; Ringed Plover 346; Grey Plover 816; Sanderling 357; Dunlin 6,238; Blacktailed Godwit 156; Curlew 1,193; Turnstone 197 and Redshank 1,175. Some of these species frequent South Dublin Bay and the River Tolka Estuary for feeding and/or roosting purposes (mostly Brent Goose, Oystercatcher, Ringed Plover, Sanderling, Dunlin).

The tip of the North Bull Island is a traditional nesting site for Little Tern. A high total of 88 pairs nested in 1987. However, nesting attempts have not been successful since the early 1990s. Ringed Plover, Shelduck, Mallard, Skylark, Meadow Pipit and Stonechat also nest. A well-known population of Irish Hare is resident on the island. The invertebrates of the North Bull Island have been studied and the island has been shown to contain at least seven species of regional or national importance in Ireland (Orders Diptera, Hymenoptera, Hemiptera).

The main landuses of this site are amenity activities and nature conservation. The North Bull Island is the main recreational beach in Co Dublin and is used throughout the year. Much of the land surface of the island is taken up by two golf courses. Two separate Statutory Nature Reserves cover much of the island east of the Bull Wall and the surrounding intertidal flats. The site is used regularly for educational purposes.

North Bull Island has been designated a Special Protection Area under the E.U. Birds Directive and it is also a statutory Wildfowl Sanctuary, a Ramsar Convention site, a Biogenetic Reserve, a Biosphere Reserve and a Special Area Amenity Order site. This site is an excellent example of a coastal site with all the main habitats represented. The holds good examples of ten habitats that are listed on Annex I of the E.U. Habitats Directive; one of these is listed with priority status. Several of the wintering bird species have populations of international importance, while some of the invertebrates are of national importance. The site contains a numbers of rare and scarce plants including some which are legally protected. Its proximity to the capital city makes North Dublin Bay an excellent site for educational studies and research.

23.11.1999

SITE SYNOPSIS

SITE NAME: SOUTH DUBLIN BAY

SITE CODE: 000210

This site lies south of the River Liffey and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion gates.

The main channel which drains the area is Cockle Lake. There is a bed of Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. Furoid algae occur on the

rocky shore in the Maretimo to Dún Laoghaire area. Species include *Fucus spiralis*, *F. vesiculosus*, *F. serratus*, *Ascophyllum nodosum* and *Pelvetia canaliculata*.

Lugworm (*Arenicola marina*) and Cockles (*Cerastoderma edule*) and other annelids and bivalves are frequent throughout the site. The small gastropod *Hydrobia ulvae* occurs on the muddy sands off Merrion Gates.

South Dublin Bay is an important site for waterfowl. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. The principal species are Oystercatcher (1215), Ringed Plover (120), Sanderling (344) and Dunlin (2628), Redshank (356) (average winter peaks 1996/97 and 1997/98). Up to 100 Turnstones are usual in the south bay during winter. Brent Geese regularly occur in numbers of international importance (average peak 299). Bar-tailed Godwit (565), a species listed on Annex I of the EU Birds Directive, also occur.

Large numbers of gulls roost in South Dublin Bay, e.g. 4,500 Black-headed Gulls in February 1990; 500 Common Gulls in February 1991. It is also an important tern roost in the autumn, regularly holding 2000-3000 terns including Roseate Terns, a species listed on Annex I of the E.U. Birds Directive. South Dublin Bay is largely protected as a Special Protection Area. At low tide the inner parts of the south bay are used for amenity purposes. Baitdigging is a regular activity on the sandy flats. At high tide some areas have windsurfing and jet-skiing.

This site is a fine example of a coastal system with extensive sand and mudflats, a habitat listed on Annex I of the E.U. Habitats Directive. South Dublin Bay is also an internationally important bird site.

25.2.2000

SITE SYNOPSIS

SITE NAME: SOUTH DUBLIN BAY AND RIVER TOLKA ESTUARY SPA

SITE CODE: 004024

The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. Several permanent channels exist, the largest being Cackle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. There is a bed of Dwarf Eelgrass (*Zostera noltii*) below Merrion Gates which is the largest stand on the east coast. Green algae (*Enteromorpha* spp. and *Ulva lactuca*) are distributed throughout the area at a low density. The macro-invertebrate fauna is well-developed, and is characterised by annelids such as Lugworm (*Arenicola marina*), *Nephtys* spp. and Sand Mason (*Lanice conchilega*), and bivalves, especially Cackle (*Cerastoderma edule*) and Baltic Tellin (*Macoma balthica*). The small gastropod Spire Shell (*Hydrobia ulvae*) occurs on the muddy sands off Merrion Gates, along with the crustacean *Corophium volutator*.

Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well-aerated sands off the Bull Wall. The site includes Booterstown Marsh, an enclosed area of saltmarsh and muds that is cut off from the sea by the Dublin/Wexford railway line, being linked only by a channel to the east, the Nutley stream. Sea water incursions into the marsh occur along this stream at high tide. An area of grassland at Poolbeg, north of Irishtown Nature Park, is also included in the site.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of the SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The site is an important site for wintering waterfowl, being an integral part of the internationally important Dublin Bay complex – all counts for wintering waterbirds are mean peaks for the five year period 1995/96-99/2000. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. An internationally important population of Light-bellied Brent Goose (525) occurs regularly and newly arrived birds in the autumn feed on the Eelgrass bed at Merrion. Light-bellied Brent Goose is also known to feed on the grassland at Poolbeg.

The site supports nationally important numbers of a further nine species: Oystercatcher (1,263), Ringed Plover (161), Golden Plover (1,452), Grey Plover (183), Knot (1,151), Sanderling (349), Dunlin (2,753), Bar-tailed Godwit (866) and Redshank (713). Other species occurring in smaller numbers include Great Crested Grebe (21), Curlew (397) and Turnstone (75).

South Dublin Bay is a significant site for wintering gulls, especially Black-headed Gull (3,040), but also Common Gull (330) and Herring Gull (348). Mediterranean Gull is also recorded from here, occurring through much of the year, but especially in late winter/spring and again in late summer into winter. Both Common Tern and Arctic Tern breed in Dublin Docks, on a man-made mooring structure known as the E.S.B. dolphin – this is included within the site. Small numbers of Common Tern and Arctic Tern were recorded nesting on this dolphin in the 1980s. A survey of the dolphin in 1999 recorded Common Tern nesting here in nationally important numbers (194 pairs). This increase was largely due to the ongoing management of the site for breeding terns. More recent data highlights this site as one of the most important Common Tern sites in the country with over 400 pairs recorded here in 2007.

The south bay is an important tern roost in the autumn (mostly late July to September). Birds also use the Dalkey Islands to the south. The origin of many of the birds is likely to be the Dublin breeding sites (Rockabill and the Dublin Docks) though numbers suggest that the site is also used by birds from other sites, perhaps outside the state. More than 10,000 terns have been recorded, consisting of Common, Arctic and Roseate terns. The wintering birds within this site are now well-monitored. More survey, however, is required on the wintering gulls and the autumn terns. Booterstown Marsh supports an important population of Borrer's Saltmarsh-grass (*Puccinellia fasciculata*), a rare, Red Data Book species that is listed on the Flora (Protection) Order, 1999.

The South Dublin Bay and River Tolka Estuary SPA is of international importance for Light-bellied Brent Goose and of national importance for nine other waterfowl species. As an autumn tern roost, it is also of international importance. Furthermore, the site supports a nationally important colony of Common Tern. All of the tern species using the site are listed on Annex I of the E.U. Birds Directive, as are Bartailed Godwit and Mediterranean Gull.

1.5.2008

Appendix 2

Identification of Natura 2000 Sites and their Relevance to the Proposed LAP

Site Name and Code	Distance from Proposed Plan	Natura 2000 Features of Interest	Do any potential source-pathway-receptor links exist between the proposed development and the Natura 2000 site?
Glenasmole Valley SAC (001209)	10 km	<p>*Petrifying springs with tufa formation</p> <p>Semi-natural dry grassland and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (*important orchid sites)</p> <p><i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</p>	No. The Glenasmole Valley SAC is located in the Dublin Mountains which is situated at an altitude higher than that of the proposed LAP lands and in a separate river catchment area which does not drain through the proposed LAP lands. There are therefore no hydrological links connecting the Natura 2000 site to the lands of the proposed LAP. In addition, there are no direct ecological pathways linking the two areas.
Wicklow Mountains SAC (002122)	12 km	<p>Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea</p> <p>Natural dystrophic lakes and ponds</p> <p>Northern Atlantic wet heaths with <i>Erica tetralix</i></p> <p>European dry heaths; Alpine and Boreal heaths</p> <p>Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)</p> <p>Blanket bog</p>	No. The Wicklow Mountains SAC is located in the Dublin Mountains which is situated at an altitude higher than that of the proposed LAP lands and in a separate river catchment area which does not drain through the proposed LAP lands. There are therefore no hydrological links connecting the Natura 2000 site to the lands of the proposed LAP. In addition, there are no direct ecological pathways linking the two areas.
Wicklow Mountains SPA (004040)	15 km	<p>Merlin (<i>Falco columbarius</i>)</p> <p>Peregrine (<i>Falco peregrinus</i>)</p>	No. The Wicklow Mountains SPA is located in the Dublin Mountains which is situated at an altitude higher than that of the proposed LAP lands and in a separate river catchment area which does not drain through the proposed LAP lands. There are therefore no hydrological links connecting the Natura 2000 site to the lands of the proposed LAP. In addition, there are no direct ecological pathways linking the two areas.

Poulaphouca Reservoir SAP (004063)	12 km	Greylag Goose (<i>Anser anser</i>) Lesser Black-backed Gull (<i>Larus fuscus</i>)	No. The Poulaphouca Reservoir SPA is located south of the proposed LAP lands in adjacent Co. Kildare in a separate river catchment area which does not drain through the proposed LAP lands. There are therefore no hydrological links connecting the Natura 2000 site to the lands of the proposed LAP. In addition, there are no other direct ecological pathways linking the two areas.
North Dublin Bay SAC (000206)	>15 km	Mudflats and sandflats not covered by seawater at low tide Annual vegetation of drift lines Salicornia and other annuals colonizing mud and sand Spartina swards (<i>Spartinion maritima</i>) Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) Petalwort (<i>Petalophyllum ralfsii</i>) Mediterranean salt meadows (<i>Juncetalia maritimi</i>) Embryonic shifting dunes Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) Fixed coastal dunes with herbaceous vegetation (grey dunes) Humid dune slacks	While a potential hydrological link connects the proposed LAP lands to this Dublin Bay Natura 2000 site, the policies and objectives outlined in the proposed LAP and in the over-arching document of the South Dublin County Development Plan in relation to water supply, ground water and surface water quality, waste water treatment, and capacity of Ringsend Waste Water treatment plant, will together ensure no significant impact arises from the LAP.
South Dublin Bay SAC (000210)	> 15km	Mudflats and sandflats not covered by seawater at low tide	While a potential hydrological link connects the proposed LAP lands to this Dublin Bay Natura 2000 site, the policies and objectives outlined in the proposed LAP and in the over-arching document of the South Dublin County Development Plan in relation to water supply, ground water and surface water

			quality, waste water treatment, and capacity of Ringsend Waste Water treatment plant, will together ensure no significant impact arises from the LAP.
South Dublin Bay and River Tolka Estuary SPA (004024)	>15 km	Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) Oystercatcher (<i>Haematopus ostralegus</i>) Ringed Plover (<i>Charadrius hiaticula</i>) Golden Plover (<i>Pluvialis apricaria</i>) Knot (<i>Calidris canutus</i>) Sanderling (<i>Calidris alba</i>) Dunlin (<i>Calidris alpina</i>) Bar-tailed Godwit (<i>Limosa lapponica</i>) Redshank (<i>Tringa totanus</i>) Black-headed Gull (<i>Larus ridibundus</i>) Roseate Tern (<i>Sterna dougallii</i>) Common Tern (<i>Sterna hirundo</i>) Arctic Tern (<i>Sterna paradisaea</i>) Wetlands & Waterbirds	While a potential hydrological link connects the proposed LAP lands to this Dublin Bay Natura 2000 site, the policies and objectives outlined in the proposed LAP and in the over-arching document of the South Dublin County Development Plan in relation to water supply, ground water and surface water quality, waste water treatment, and capacity of Ringsend Waste Water treatment plant, will together ensure no significant impact arises from the LAP.

North Bull Island SPA (004006)	>15 km	<p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) Shelduck (<i>Tadorna tadorna</i>) Teal (<i>Anas crecca</i>) Pintail (<i>Anas acuta</i>) Shoveler (<i>Anas clypeata</i>) Oystercatcher (<i>Haematopus ostralegus</i>) Golden Plover (<i>Pluvialis apricaria</i>) Grey Plover (<i>Pluvialis squatarola</i>) Knot (<i>Calidris canutus</i>) Sanderling (<i>Calidris alba</i>) Dunlin (<i>Calidris alpina</i>) Black-tailed Godwit (<i>Limosa limosa</i>) Bar-tailed Godwit (<i>Limosa lapponica</i>) Curlew (<i>Numenius arquata</i>) Redshank (<i>Tringa totanus</i>) Turnstone (<i>Arenaria interpres</i>) Black-headed Gull (<i>Larus ridibundus</i>) Wetlands & Waterbirds</p>	<p>While a potential hydrological link connects the proposed LAP lands to this Dublin Bay Natura 2000 site, the policies and objectives outlined in the proposed LAP and in the over-arching document of the South Dublin County Development Plan in relation to water supply, ground water and surface water quality, waste water treatment, and capacity of Ringsend Waste Water treatment plant, will together ensure no significant impact arises from the LAP.</p>
Red Bog, Co. Kildare (000397)	11 km	<p>Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation Active raised bogs Transition mires and quaking bogs</p>	<p>While a potential hydrological link connects the proposed LAP lands to this Dublin Bay Natura 2000 site, the policies and objectives outlined in the proposed LAP and in the over-arching document of the South Dublin County Development Plan in relation to water supply, ground water and surface water quality, waste water treatment, and capacity of Ringsend Waste Water treatment plant, will together ensure no significant impact arises from the LAP.</p>
Rye Water Valley/Carton SAC (001398)	10 km	<p>Vertigo angustior Vertigo moulinsiana Petrifying springs with tufa formation (<i>Cratoneurion</i>)</p>	<p>While a potential hydrological link connects the proposed LAP lands to this Dublin Bay Natura 2000 site, the policies and objectives outlined in the proposed LAP and in the over-arching document of the South Dublin County Development Plan in relation to water supply, ground water and surface water quality, waste water treatment, and capacity of Ringsend Waste Water treatment plant, will together ensure no significant impact arises from the LAP.</p>

Appendix 3

Screening of individual actions proposed in the draft Newcastle Local Area Plan

Objectives of the Draft Newcastle Local Area Plan

The objectives of the proposed Local Area Plan are grouped under the four strategies as identified above in Section 2.1.3 were each assessed for any potential negative impact upon the Natura 2000 sites listed in Table 1.

1. Green Infrastructure

Objective		Potential for negative impact on Natura 2000 sites
GI1	It is an objective of the Local Area Plan that a linked open space hierarchy shall be implemented fully across the Plan Lands and all proposed developments shall contribute to the achievement of this integrated Green Infrastructure Network where relevant and at a minimum rate of 14% of A1 zoned lands. Where there is a shortfall in public open space provision from planned local and neighbourhood parks, this shortfall shall be taken up by pocket parks that are integrated into the design of neighbourhoods with a clear role and function. Pocket parks shall be adequately be overlooked and shall be easily accessible from surrounding housing but shall not comprise residual open spaces.	None - potential for overall positive impact. The provision of green spaces and biodiversity features will assist in retaining and improving wildlife corridors in the area.
GI2	It is an objective of the Local Area Plan that all proposed public open spaces shall have a clear role and function that falls within the Plan's open space hierarchy detailed under Table 5.1 of the Plan and shall comply with the qualitative standards detailed under 'Sustainable Residential Development in Urban Areas' (2009).	None - potential for overall positive impact. The provision of green spaces and biodiversity features will assist in retaining and improving wildlife corridors in the area.
GI3	It is an objective of the Local Area Plan that play facilities shall be provided at a rate of 3 sq.m per dwelling and in accordance with 'Planning Guidance on Provision of Children's Play Facilities in New Developments' (2007).	None - potential for overall positive impact. The provision of local play areas is likely to result in reduced car based movements and therefore fewer carbon emissions.

GI4	It is an objective of the Local Area Plan that where it is proposed to develop on existing playing pitches and/or training fields, alternative accessible playing pitches and/or training fields must be provided in the vicinity of Newcastle (within 1.6km of the edge of the Plan Lands) prior to the decommissioning of the pitches or the commencement of construction.	None - potential for overall positive impact. The provision of local play areas is likely to result in reduced car based movements and therefore fewer carbon emissions.
GI5	It is an objective of the Local Area Plan that developments adjacent to or including lands designated for landscaped squares shall provide for the development of these spaces, which may be calculated as contributing to the required minimum public open space provision.	None - potential for overall positive impact.
GI6	It is an objective of the Local Area Plan that all proposed public squares shall be landscaped to a high quality to include for park furniture and shall perform a clear civic function and provides for the range of intended uses detailed under Table 5.2. These spaces shall comply with the qualitative standards detailed under 'Sustainable Residential Development in Urban Areas' (2009) and those detailed under Section 7 of this Plan.	None – potential for overall positive impact.
GI7	It is an objective of the Local Area Plan to protect the historic burgage plot boundary and townland delineations (including townlands boundaries to the Glebe, Ballynakelly Newcastle South and Commons Little) around Newcastle Village including their associated hedgerows and ditches.	None – potential for overall positive impact. Retention of existing landscape and biodiversity features will allow for effective operation of wildlife movements and habitat use within the area.
GI8	It is an objective of the Local Area Plan that require all planning applications for development on lands that include or are bound burgage plot and/or townland hedgerow boundaries and ditches to clearly identify how these boundaries will be enhanced or reinstated and incorporated. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site.	None – potential for overall positive impact. Retention of existing landscape and biodiversity features will allow for effective operation of wildlife movements and habitat use within the area.

GI9	It is an objective of the Local Area Plan that require that burgage and townland field boundaries and ditches are utilised wherever possible as SUDS elements as swales for conveying water; landscape features; and biodiversity-protecting elements.	No impact on Natura 2000 network. – potential for overall positive impact. Retention of existing landscape and biodiversity features will allow for effective operation of wildlife movements and habitat use within the area while also addressing SUDS issues of ground water quality.
GI10	It is an objective of the Local Area Plan to allow for limited sections of field boundaries (burgage and townland) to be punctuated where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc.	No impact on Natura 2000 network. Overall retention of hedgerow network is a positive element.
GI 11	Where removal of a section of hedgerow is required for street access, the street width and gap in the hedgerow shall be kept to a minimum and determined by street typology (see street design cross section and typologies in Appendix 3) in order to protect and retain foraging routes for bats. Mature street planting should also be located to help fill the void between sections of hedgerow and create ‘eco-hop’ across each street as detailed in Section 7 of this Plan.	No impact on Natura 2000 network.

GI 12	It is an objective of the Local Area Plan to promote the sustainable collection and on-site retention of surface water for delayed discharge to the local water system and for use as an on-site resource and as a means of creating a biodiversity network that will retain and develop existing flora and fauna.	None – potential for overall positive impact. SUDS features such as these will help prevent contamination of groundwater, reduce the risk of flooding, and assist in maintaining the quality of the River Griffeen, the Shinkeen Stream, and the River Liffey.
GI 13	It is an objective of the Local Area Plan that a linked SUDS network shall be implemented fully across the Plan Lands in accordance with national and regional SUDs requirements including the Greater Dublin Strategic Drainage Study Initiative and all proposed developments shall contribute to the achievement of this integrated network in order to reduce surface water run-off and to minimise the risk of flooding of the Plan Lands and surrounding lands. This shall include for a large attenuation wetland area to form part of a neighbourhood park to the north of Main Street, which will collect the remaining surface water from the developed SUDS network to the south prior to it feeding the stream system to the north of the village.	None – potential for overall positive impact. SUDS features such as these will help prevent contamination of groundwater, reduce the risk of flooding, and assist in maintaining the quality of the River Griffeen, the Shinkeen Stream, and the River Liffey
GI 14	It is an objective of the Local Area Plan that all development shall incorporate on site SUDS technologies detailed in the standards section of this Local Area Plan (Section 7) such as porous grass paviers, green roofs, rainwater recycling systems and soakaways.	None – potential for overall positive impact. SUDS features such as these will help prevent contamination of groundwater, reduce the risk of flooding, and assist in maintaining the quality of the River Griffeen, the Shinkeen Stream, and the River Liffey.
GI 15	It is an objective of the Local Area Plan that existing natural swales and ditches shall be retained to form an integral part of the overall SUDS network.	None – potential for overall positive impact. SUDS features such as these will help prevent contamination of groundwater, reduce the risk of flooding, and assist in maintaining the quality of the River Griffeen, the Shinkeen Stream, and the River Liffey.
GI 16	It is an objective of the Local Area Plan that SUDS elements such as swales, detention and retention basins and other landscape based attenuation features be planted with suitable riparian vegetation and water tolerant tree planting that will clean and attenuate surface water flow. The planting of such species will be particularly required within parkland areas and along the east-west running SUDS elements in order to help intercept and direct waterflows.	None – potential for overall positive impact. SUDS features such as these will help prevent contamination of groundwater, reduce the risk of flooding, and assist in maintaining the quality of the River Griffeen, the Shinkeen Stream, and the River Liffey.

GI 17	It is an objective of the Local Area Plan that all swales utilised within the SUDS network shall be of an appropriate (shallow and wide) dimension to allow for ease of maintenance including mowing and be designed in the interest of health and safety.	None – potential for overall positive impact. SUDS features such as these will help prevent contamination of groundwater, reduce the risk of flooding, and assist in maintaining the quality of the River Griffeen, the Shinkeen Stream, and the River Liffey.
GI 18	It is an objective of the Local Area Plan that all planning application for residential and/or commercial floorspace on sites in areas at risk of flooding shall be accompanied by a Flood Risk Assessment that is carried out at the site-specific level in accordance with ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ (2009). The scope of flood risk assessment shall depend on the type and scale of development and the sensitivity of the area.	None – potential for overall positive impact. This will protect against impact on human health, property, the ability to meet the requirements of the EU Water Framework Directive and the need to protect biodiversity.
GI 19	It is an objective of the Local Area Plan that development proposals in the vicinity of the extreme to high aquifer vulnerability areas shall be accompanied by sufficient details to protect existing groundwater sources from pollution during construction and development phases. The details shall accord with the requirements of the South Dublin Groundwater Protection Scheme.	No negative impact on Natura 2000 network. Likely positive impact in the protection of ground water quality.
GI 20	It is an objective of the Local Area Plan that Protected Structures and upstanding archaeological remains and their environs shall be protected, preserved and enhanced as part of any surrounding or adjoining development and incorporated into a heritage trail/network for the village and its hinterland.	
GI 21	It is an objective of the Local Area Plan that an Archaeological Assessment Report shall be submitted with all planning applications within the ‘Zone of Archaeological Potential’. All such reports shall fully assess the	No impact on Natura 2000 network.

	archaeological implications of the proposed development. Where archaeological features are discovered it shall be demonstrated how the design and layout of development protects, incorporate and enhances these features.	
GI 22	It is an objective of the Local Area Plan that outside the ‘Zone of Archaeological Potential’ all developments must be subject to archaeological monitoring (due to the possibility of the presence of subsurface archaeological features).	No impact on Natura 2000 network.
GI 23	It is an objective of the Local Area Plan that where significant archaeological features/deposits are discovered during archaeological investigations, it shall be a priority to allow for preservation in situ. Where this is not possible, full excavation and recording shall be required.	No impact on Natura 2000 network.
GI 24	It is an objective of the Local Area Plan that development within the vicinity of a recorded monument or Zone of Archaeological Potential shall not seriously detract from the setting of the feature and shall be sited and designed appropriately. Views of the village Motte from Main Street and Hazelhatch Road shall be protected from sensitive surrounding development. Development of the derelict public house site (previously known as McEvoy’s) at the north-east corner of the junction between Main Street and Hazelhatch Road should be especially designed to enhance and protect the view of the Motte.	No impact on Natura 2000 network.
GI 25	It is an objective of the Local Area Plan that in order to protect potential archaeological remains, basement developments including basement parking will generally be avoided within the village and its environs, especially within the Zone of Archaeological Protection.	No impact on Natura 2000 network.

GI 26	It is an objective of the Local Area Plan to ensure that works to Protected Structures and development within the curtilage and attendant grounds of Protected Structures shall comply with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) including changes of use shall be sensitive to the historic setting of the Village as a whole and should contribute to the sustainable use of Protected Structures. The re-use of Protected Structures for the purpose of heritage or tourism in Newcastle Village is encouraged.	No impact on Natura 2000 network.
GI 27	It is an objective of the Local Area Plan to ensure that all development proposals maximise the opportunities for enhancement of existing ecology and biodiversity and are accompanied by a full ecological assessment, carried out by a suitably qualified professional, that includes measures to enhance ecology and biodiversity and avoid or minimise loss to local ecology and biodiversity.	None – potential for overall positive impact. Retention of existing landscape and biodiversity features will allow for effective operation of wildlife movements and habitat use within the area.
GI 28	It is an objective of the Local Area Plan to require the submission of a Bat Survey as part of every planning application for development (excluding house extensions) within the Plan Lands and require the implementation of appropriate mitigation measures that ensure for the protection of bats and their habitats.	No impact on Natura 2000 network. – potential for overall positive impact for protected species.
GI 29	It is an objective of the Local Area Plan to require the planting of mature native trees along both sides of streets located within the foraging routes and flight-paths of bats in a manner that creates links between retained and augmented hedgerows and creates ‘eco-hop’ opportunities across streets as detailed in Section 7 of this Plan.	No impact on Natura 2000 network. – potential for overall positive impact for protected species.
GI 30	It is an objective of the Local Area Plan to encourage the planting of native species to reinforce the habitats of Bats within the vicinity of Newcastle.	No impact on Natura 2000 network. – potential for overall positive impact for protected species.

GI 31	It is an objective of the Local Area Plan to create an open ended and integrated network of walking and cycle routes that permeate the Plan Lands and coincide with biodiversity corridors and SUDS features. These routes shall form heritage trails that use natural and built heritage features to link a necklace of parks, open spaces and landscaped squares.	No impact on Natura 2000 network. – potential for overall positive impact.
GI 32	It is an objective of the Local Area Plan to ensure that the transition between the built development and the open countryside is sensitively treated open spaces and low density housing set amongst heavily landscaped streets shall be provided along the undeveloped fringes of the Plan Lands. This will require the augmentation of existing hedgerows with planting of streets and spaces with mature and semi-mature native tree species prior to the occupation of dwellings.	No impact on Natura 2000 network. – potential for overall positive impact.
GI 33	It is an objective of the Local Area Plan to maintain the views to the countryside from the Village and from the countryside into the Village and in particular to preserve the views to the surrounding countryside, Athgoe Hill and Lyons Hill from the Hazelhatch Road as required in the South Dublin County Development Plan 2010-2016.	No impact on Natura 2000 network. – potential for overall positive impact.

2 Accessibility and Movement

Objective		Potential for Negative Impact on Natura 2000 sites
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AM1	It is an objective of the proposed Local Area Plan that all relevant development proposals, especially street proposals, shall implement and adhere to the street hierarchy detailed in Figure 5.3 and shall largely comply with the street designs detailed in Appendix 3.	No impact on Natura 2000 network.
AM2	It is an objective of the proposed Local Area Plan that development proposals shall offer choices of routes and help dissipate vehicular traffic throughout the Plan Lands. This will include a design speed of 30km per hour for Access Streets.	No impact on Natura 2000 network - potential for overall positive impact.
AM3	It is an objective of the proposed Local Area Plan that all neighbourhoods shall be afforded direct vehicular, pedestrian and cyclist access to Main Street. Access routes and streets shall be safe, barrier free and overlooked by development.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM4	It is an objective of the proposed Local Area Plan that cycling and walking shall be encouraged within and through the Plan Lands by creating an open ended and integrated network of safe and accessible pedestrian and cycle routes that serve all streets and spaces. All existing and new Neighbourhoods shall be afforded direct pedestrian and cyclist access to Main Street and direct or indirect links to each other.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM5	It is an objective of the proposed Local Area Plan that pedestrian and cycle routes shall be provided on both sides of all street types with the exception of Access Streets, which shall comprise shared carriageways for pedestrians, cyclists and motor vehicles. Access Streets shall therefore be designed for speeds conducive to shared pedestrian, cycle and vehicular movements.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.

AM6	It is an objective of the proposed Local Area Plan that signalised junctions shall be provided as opposed to roundabouts in order to encourage cyclist and pedestrian safety and movement. Roundabout junctions are prohibited.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM7	It is an objective of the proposed Local Area Plan that planning applications for residential, commercial and employment development are required to provide or integrate with direct, safe and attractive pedestrian and cyclist routes to public transport stops especially bus stops along Main Street.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM8	It is an objective of the proposed Local Area Plan to offer choices of routes and help to dissipate vehicular traffic throughout the Plan Lands by providing for multiple vehicular routes and connections to Main Street and the Link Streets in a manner that helps to dissipate traffic throughout the Plan lands. This will include a design speed of 30 - 40 kilometres per hour for Link Streets and 30 Km per hour for Access Streets.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM9	It is an objective of the proposed Local Area Plan to design streets for slow vehicular speeds from the outset in a manner that would limit the need to install retro-fitted traffic calming structures such as speed humps. Slower vehicular speeds shall be achieved through street design such as narrow carriageways, street enclosures and horizontal and vertical elements such as (inter alia) low traffic tables at junctions and/or pinch points.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM10	It is an objective of the proposed Local Area Plan that traffic calming mechanisms and contemporary solutions detailed in the Section 7 and	No impact on Natura 2000 network - potential for overall positive impact.

	Appendix 3 of this Local Area Plan will be carefully incorporated within development proposals at the design stage.	Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM11	It is an objective of the proposed Local Area Plan that to ensure that development within the Plan Lands is based on a grid layout. New developments will be highly connected and in a format that avails of every possibility of linking into the existing street network and will provide efficient connections to existing local facilities. The connected layout should align to desire lines and link the site to specific destinations, in particular to Main Street.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM12	It is an objective of the proposed Local Area Plan that to assess all interfaces between proposed new development, existing housing development and undeveloped lands at planning application stage and to ensure that all proposed development integrates and addresses existing development and undeveloped land especially residential development and open spaces in a manner that creates the opportunity for more permeable layouts and encourages passive and active surveillance of streets and spaces.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM13	It is an objective of the proposed Local Area Plan to create open ended routes through existing and new development in a manner that ensures greater permeability and convenient pedestrian access to community facilities, schools, open spaces, shopping facilities, local employment and public transport stops.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
AM14	It is an objective of the proposed Local Area Plan to facilitate the upgrading of existing cul-de-sacs by opening them up to allow pedestrian through access	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement patterns are likely to result in reduced car

	where it significantly shortens trips to community facilities, schools, open spaces, shopping facilities, local employment or public transport stops for future and existing residents. This may be achieved through the setting up of a local community forum involving all stakeholders who may address matters as they arise.	based movements and therefore fewer carbon emissions.
AM15	It is an objective of the proposed Local Area Plan to require the opening of a vehicular and pedestrian through route where a permitted through route has been closed off in an unauthorised manner. Temporary cul-de-sacs shall exclude turning circles, hammerhead junctions and masonry walls. Temporary measures shall be removed when they are no longer required to mitigate against construction works and before the full occupation of adjacent dwellings.	No impact on Natura 2000 network - potential for overall positive impact. Sustainable settlement patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.

3. Land Use and Density

Objective		Potential for negative impact on Natura 2000 sites
LUD1	It is an objective of the proposed Local Area Plan to concentrate new commercial and community development including retail floorspace around cultural, civic and retail nodes along Main Street in a manner that contributes to Main Street's vitality and viability and its establishment as the 'Village Core'.	No impact on Natura 2000 network - potential for overall positive impact. In general, local provision of retail and community services and facilities are likely to result in reduced car based movements and therefore fewer carbon emissions.
LUD2	It is an objective of the proposed Local Area Plan that the preferred location for retail and service development along Main Street is around retail nodes situated close to existing businesses. Such development shall be commensurate	No impact on Natura 2000 network - potential for overall positive impact. In general, local provision of facilities and community services are likely to result in reduced car based movements and therefore fewer

	to the local needs of Newcastle Village and shall comprise a medium sized supermarket (up to 1,500 sq.m net) and small scale flexible use commercial and retail units.	carbon emissions.
LUD3	It is an objective of the proposed Local Area Plan that development of the site to the east of Saint Finian's Community Hall shall provide for the extension of Saint Finian's Hall and the provision of a village square with an element of parking. This space should be fronted by the extended community centre on its western side and commercial and residential units on its northern and eastern sides.	No impact on Natura 2000 network - potential for overall positive impact. In general, local provision of community services are likely to result in reduced car based movements and therefore fewer carbon emissions.
LUD4	It is an objective of the proposed Local Area Plan that development at the western end of Main Street contributes to the establishment of a cultural quarter and enhances the views and setting of upstanding monuments. Development in the cultural quarter shall incorporate built and natural heritage features wherever possible including archaeology features discovered during archaeological investigation.	No impact on Natura 2000 network - potential for overall positive impact.
LUD5	It is an objective of the proposed Local Area Plan that development of the former public house site at the north-east corner of the junction between Main Street and Hazelhatch Road shall include a gateway feature that announces the approach into Newcastle and its historic/cultural quarter. This could include for the incorporation of elements from the former public house structure and any archaeological material found on site. Development of this site shall be sensitive to the setting to the motte and should incorporate views from the Motte within the building's overall design setting.	No impact on Natura 2000 network
LUD6	It is an objective of the proposed Local Area Plan that the inclusion of tourist	No impact on Natura 2000 network

	attractions and uses that explore Newcastle’s heritage and cultural value and incorporates built and natural heritage features shall be investigated as part of development proposals within the Historic/Cultural quarter.	
LUD7	It is an objective of the proposed Local Area Plan that development within the Village Expansion area shall be sensitively consolidated within the Burgage plot field system in a manner that retains field boundaries and enhances and protects biodiversity. Where Burgage boundaries have been removed previously, these shall be reinstated as part of any development.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure.
LUD8	It is an objective of the proposed Local Area Plan that residential development within the Settlement Edge shall consist of low density detached and semi-detached residential housing (15 – 20 dwellings per Hectare) on large garden plots. Such housing shall provide an appropriate and soft transition with the adjoining open countryside and shall be set amongst generously planted streets and open spaces that includes for semi-mature planting.	No impact on Natura 2000 network - potential for overall positive impact.
LUD9	It is an objective of the proposed Local Area Plan that development of the Main Street and the Ballynakelly West Neighbourhoods (see Section 6) shall each include for the provision of a primary school site (two in total) that accord with the requirements of this Local Area Plan. The Expansion School Site shall therefore adjoin Saint Finian’s primary school with available access from Main Street and the New School Site shall be located adjacent to the Village Park and the Ballynakelly Development with available access from the Ballynakelly Development.	No impact on Natura 2000 network.

LUD10	It is an objective of the proposed Local Area Plan that development of both school sites shall include for drop off and pick up facilities for pupils and parking for staff. Development of the Expansion School Site shall include for drop-off and parking facilities set amongst a school park along Main Street.	No impact on Natura 2000 network. In general, sustainable settlement and public transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
LUD11	It is an objective of the proposed Local Area Plan that the New School Site shall share recreational facilities with the adjacent planned Country Village Park (Taobh Chnoic Park)	No impact on Natura 2000 network - potential for overall positive impact.
LUD12	It is an objective of the proposed Local Area Plan that community facilities, which shall include youth specific facilities, shall be provided at a rate of 3 sq.m per 10 dwellings. The provision of community floorspace at, or adjoining, the existing St, Finian's Community Centre and/or the payment of development contributions towards the provision of community floorspace at this location will be sought as an alternative to the piecemeal location of small pockets of floorspace on individual sites.	No impact on Natura 2000 network.
LUD13	It is an objective of the proposed Local Area Plan that development along Main Street (see Section 6) shall provide for community floorspace within or around the civic and historic/cultural nodes identified under this Plan using St Finian's Community Hall as a centre of focus. This should include for the relocation of 130 sq.m. of community floorspace permitted as part of the Ballynakelly Development.	
LUD14	It is an objective of the proposed Local Area Plan to restrict apartments/duplexes only to small gateway and landmark sites and to developments that include an element of retail or service (financial,	No impact on Natura 2000 network - potential for overall positive impact. In general, sustainable settlement and public transport patterns are

	professional or other) floorspace within the Village Core and the Ballynakelly Local Centre in the Village Expansion area. Such developments shall be of a small scale and shall fulfil a clear aesthetic or way-finding function. The mix of dwelling types on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with this restriction on apartments and duplexes.	likely to result in reduced car based movements and therefore fewer carbon emissions.
LUD15	It is an objective of the proposed Local Area Plan to encourage independent housing units for the elderly to sites located adjacent to parkland facilities and within circa 250 metres walking distance of Main Street.	No impact on Natura 2000 network.
LUD16	It is an objective of the proposed Local Area Plan to ensure that at least 90% of dwellings in any residential scheme two or more bedrooms with the exception of independent housing schemes for the elderly.	No impact on Natura 2000 network.
LUD17	It is an objective of the proposed Local Area Plan to encourage a mix of dwelling types and quality design that will help aid legibility and way-finding throughout the area.	No impact on Natura 2000 network.
LUD18	It is an objective of the proposed Local Area Plan that the density of development across the Plan Lands shall accord with that identified for each character area under Table 5.3 of this Plan. The density of development on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with this Local Area Plan's density strategy or the densities recommended for small towns and villages under 'Sustainable Residential Development in Urban Areas' (2009).	No impact on Natura 2000 network.

4. Built Form

Objective		Potential Negative Impact on Natura 2000 Sites
BF1	It is an objective of the proposed Local Area Plan that development shall present key building frontages to the street edge within the Village Core and Village Expansion areas in accordance with the requirements of this Local Area Plan. Landscape Frontages shall be presented to the street edge in the Settlement Edge. Active frontages should be promoted as much as possible especially along Main Street.	No impact on Natura 2000 network.
BF2	It is an objective of the proposed Local Area Plan that all streets are designed in accordance with the Street Hierarchy set out in the Accessibility and Movement Strategy of this Plan and the design and cross section details set out in Appendix 3 of this Plan.	No impact on Natura 2000 network. In general, sustainable settlement and permeable pedestrian, cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
BF3	It is an objective of the proposed Local Area Plan that the materials, texture and colour of proposed carriageways shall be appropriate to their location within Newcastle. The width of vehicular carriageways shall be minimised to the requirements of the appropriate design speed, user needs and context and function of the street.	No impact on Natura 2000 network.
BF4	It is an objective of the proposed Local Area Plan that pedestrian facilities such as wide footpaths and well designed crossings will form part of all planning applications for development within the Plan Lands.	No impact on Natura 2000 network. In general, sustainable settlement and permeable pedestrian, cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
BF5	It is an objective of the proposed Local Area Plan that utilities shall be laid in common utility ducts to reduce disturbance to streetscapes and surface	No impact on Natura 2000 network.

	treatments from ongoing utility works. This shall be a condition of all relevant permissions.	
BF6	It is an objective of the proposed Local Area Plan that streets will be designed to reflect the historic character and importance of Newcastle and to contribute to its setting and visual amenity.	No impact on Natura 2000 network.
BF6	It is an objective of the proposed Local Area Plan to require the submission of a design statement and rationale that demonstrates how the development incorporates elements that reflects the developments time and place. This should include for the use of local building materials. Developments that mimic historical buildings and designs should not be permitted.	No impact on Natura 2000 network.
BF7	It is an objective of the proposed Local Area Plan that new development shall be no more than two storeys in height with limited exceptional circumstances for buildings on landmark sites designated within the Village Core and Expansion Area where there is scope for landmark buildings to include elements that reach a maximum height 12 meters.	No impact on Natura 2000 network.
BF8	It is an objective of the proposed Local Area Plan to promote innovative building design that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources in accordance with national regulations and policy guidelines.	No impact on Natura 2000 network – positive impacts possible.
BF9	It is an objective of the proposed Local Area Plan to prohibit basement developments in the interests of protecting Newcastle’s archaeological heritage.	No impact on Natura 2000 network.
BF10	It is an objective of the proposed Local Area Plan that gateway features/structures shall only be developed at the identified locations and shall	No impact on Natura 2000 network.

	be appropriate to the scale and character of surrounding development.	
BF11	It is an objective of the proposed Local Area Plan that gateway features/structures shall incorporate elements, finishes and materials that reflect the developments time and place and shall be no more than four stories in height. Such features/structures shall perform a clear way finding function.	No impact on Natura 2000 network.
BF12	It is an objective of the proposed Local Area Plan that streets shall be designed to incorporate changes in materials and finishes to highlight important local features such as at the Civic, Cultural and Retail nodes and at all 'gateways' to the village. Proposals for materials to be used shall be included within all planning applications.	No impact on Natura 2000 network.

Neighbourhoods

N1	It is an objective of the proposed Local Area Plan to require planning applications for any building(s), street(s) or space(s) to be accompanied by a masterplan layout drawing that details how the proposed building(s), streets(s) or space(s) fits within the framework for the neighbourhood to which they relate in terms of accessibility and movement; integration of development; density and land use; green infrastructure and built form. These framework elements can be varied in terms of precise location and design provided that they conform to the principles and guidance set out in this Local Area Plan. Existing utilities should be accommodated between blocks and under streets.	No impact on Natura 2000 network. In general, sustainable settlement and permeable pedestrian, cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
N2	It is an objective of the proposed Local Area Plan to ensure that each	No impact on Natura 2000 network. In general, sustainable settlement and permeable pedestrian,

	neighbourhood is developed with open ended and integrated pedestrian and cycle routes that link with Main Street and adjacent neighbourhoods.	cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
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Neighbourhood 1: Main Street (East)

Objective		Potential for Negative Impact on Natura 2000 Sites
MSE1	It is an objective of the proposed Local Area Plan that development along Main Street shall include for public realm improvements to include planting of indigenous trees, widening of footpaths and provision of robust street furniture.	No impact on Natura 2000 network – possible positive impacts..
MSE2	It is an objective of the proposed Local Area Plan that development of a retail anchor store along Main Street shall include for a pedestrianised hard landscaped square close to the mid point along Main Street. Such a square shall include for formal planting, an artistic feature and park furniture to include for comfortable seating and sheltered bicycle parking. This square shall exclude car parking or a drop-off facilities for cars.	No impact on Natura 2000 network.
MSE3	A Main Street Improvement Plan should be agreed or produced as a separate advice document after adoption of this Local Area Plan to help guide and co-ordinate public realm improvements, infill development and the redevelopment of sites.	No impact on Natura 2000 network.

MSE4	It is an objective of the proposed Local Area Plan that development along Main Street shall include for relatively uniform traffic calming measures implemented at various locations along Main Street. These measures shall be in-keeping with the principles of place making and shall make use of urban design led methods such as on-street parking, narrowed carriageways, wide footpaths, cycle paths, street planting and furniture, shared surfaces, raised pedestrian crossings and raised traffic tables/junctions etc.	No impact on Natura 2000 network.
MSE5	It is an objective of the proposed Local Area Plan that development along Main Street shall allow and provide for connections to routes that are envisaged under the Accessibility Movement Strategy of this Plan including Link Streets and Green Links.	No impact on Natura 2000 network. In general, sustainable settlement and permeable pedestrian, cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
MSE6	It is an objective of the proposed Local Area Plan that residential development along Main Street shall be subject to a maximum net residential density of 35 dwellings per hectare.	No impact on Natura 2000 network.
MSE7	It is an objective of the proposed Local Area Plan that the conversion of residential dwellings that face onto Main Street to village centre uses will be encouraged subject to their sensitive redevelopment and the protection of amenities of existing dwellings. Such redevelopment shall contribute to relatively uniform public realm improvements such as on-street parking, narrowed carriageways, wide footpaths, cycle paths, street planting and furniture, shared surfaces, raised pedestrian crossings and raised traffic tables/junctions etc.	No impact on Natura 2000 network.
MSE8	It is an objective of the proposed Local Area Plan that the redevelopment of the existing parade of shops on the northern side of Main Street shall include for the provision of a new connection or link street to lands to the north and shall provide for a strong built frontage with on-street parking onto Main Street and	No impact on Natura 2000 network.

	the new Link street.	
MSE9	It is an objective of the proposed Local Area Plan that all infill development along Main Street and redevelopment (where possible) shall provide for direct frontage onto Main Street with ample footpath provision and on-street parking.	No impact on Natura 2000 network.
MSE10	It is an objective of the proposed Local Area Plan that a landmark building (with element that reaches 12 metres in height) and a landscaped square (Bealtaine Square) shall be permissible at the south-east corner of a planned four way junction between the Link Streets to the north and south of Main Street.	No impact on Natura 2000 network.

Neighbourhood 1: Main Street (West)

Objective		Potential for Negative Impact on Natura 2000 Sites
MSW1	It is an objective of the proposed Local Area Plan that development of the site to the east of Saint Finian's Community Hall shall include for the provision of a hard landscaped square paved with large paving slabs and planted with mature clear stemmed trees. This space shall be furnished with comfortable seating and sheltered bicycle parking and shall include an element of public parking in the form of porous grass paviers.	No impact on Natura 2000 network.
MSW2	It is an objective of the proposed Local Area Plan to protect and enhance the setting and views of the Motte and Village Green and environs from surrounding development especially the redevelopment of the adjacent public house at the north-east corner of the junction between Hazelhatch Road and Main Street	No impact on Natura 2000 network.
MSW3	It is an objective of the proposed Local Area Plan that development along	No impact on Natura 2000 network.

	Main Street shall include for public realm improvements to include planting of indigenous trees, widening of footpaths and provision of robust street furniture.	
MSW4	A Main Street Improvement Plan should be agreed or produced as a separate advice document after adoption of this Local Area Plan to help guide and co-ordinate public realm improvements, infill development and the redevelopment of sites.	No impact on Natura 2000 network.
MSW5	It is an objective of the proposed Local Area Plan that development along Main Street shall include for relatively uniform traffic calming measures implemented at various locations along Main Street. These measures shall be in-keeping with the principles of place making and shall make use of urban design led methods such as on-street parking, narrowed carriageways, wide footpaths, cycle paths, street planting and furniture, shared surfaces, raised pedestrian crossings and raised traffic tables/junctions etc.	No impact on Natura 2000 network.
MSW6	It is an objective of the proposed Local Area Plan that development along Main Street shall allow and provide for connections to routes that are envisaged under the Accessibility Movement Strategy of this Plan including Link Streets, Access Streets and Green Links.	No impact on Natura 2000 network.
MSW6	Residential development along Main Street shall be subject to a maximum net residential density of 35 dwellings per hectare with the exception of small scale apartment/duplex developments that fulfill a clear aesthetic or way-finding function at gateway, landmark sites and retail/commercial sites.	No impact on Natura 2000 network.
MSW7	It is an objective of the proposed Local Area Plan that a site for a new/extended primary school with playing fields, staff parking and drop off facilities shall be reserved with direct access on the southern side of Main	No impact on Natura 2000 network.

	Street.	
MSW8	It is an objective of the proposed Local Area Plan to encourage the development of civic, cultural and tourism uses along the western end of Main Street to aid in the creation of a civic/cultural quarter centred on the school, church and heritage buildings.	No impact on Natura 2000 network.
MSW9	It is an objective of the proposed Local Area Plan that community facilities provided as part of residential development (30sq.m per 10) shall be provided within or around the civic and cultural nodes identified under this Plan using St Finian's Community Hall as a centre of focus.	No impact on Natura 2000 network.
MSW10	It is an objective of the proposed Local Area Plan that all infill development along Main Street and redevelopment (where possible) shall provide for direct frontage onto Main Street with ample footpath provision and on-street parking.	No impact on Natura 2000 network.
MSW11	It is an objective of the proposed Local Area Plan that a landmark feature building that reaches 9m in height shall be permissible at the planned Market Square to the east of Saint Finian's Community Centre.	No impact on Natura 2000 network.
MSW12	It is an objective of the proposed Local Area Plan that the redevelopment of former public house site at the north-east corner of the junction between Hazelhatch Road and Main Street with a cultural/tourist gateway element is permissible subject to protection of the views and setting of the Village Motte and Village Green and the implementation of a design that is sensitive to the scale, height, and character of the Historic/Cultural Core. Development of the former public house site should create a vista of the Motte that is viewable from the public realm and an element that overlooks the Motte from within.	No impact on Natura 2000 network.

Neighbourhood 2: Sean Feirm

Objective		Potential for Negative Impacts on Natura 2000 Sites
SF1	It is an objective of the proposed Local Area Plan that development of the Sean Feirm Neighbourhood shall largely comprise detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens	No impact on Natura 2000 network. Lower density housing and the retention of larger garden spaces can potentially assist biodiversity retention.
SF2	It is an objective of the proposed Local Area Plan that development of the Sean Feirm Neighbourhood shall provide for two parks including a soft landscaped pocket park located around the upstanding tower house with passive recreation facilities; and a local park with passive and active recreation facilities that forms part of the SUDS network through the incorporation of a water feature.	No impact on Natura 2000 network. The provision of parks and associated SUDS measures as part of an overall Green Infrastructure strategy can assist with biodiversity retention and management of surface and ground waters, hence avoiding negative impacts on downstream Natura 2000 sites.
SF3	It is an objective of the proposed Local Area Plan that development of the Sean Feirm Neighbourhood shall include for a tree lined boulevard (Green Link) that links both of the neighbourhood's parks with Athgoe Road and forms part of the SUDS network through the incorporation of a central swale.	No impact on Natura 2000 network. The provision of SUDS measures as part of an overall Green Infrastructure strategy can assist with biodiversity retention and management of surface and ground waters, hence avoiding negative impacts on downstream Natura 2000 sites.
SF4	It is an objective of the proposed Local Area Plan to maintain views of rural lands and Lyons Hill to the south west from Hazelhatch Road as designated for protection and preservation under the South Dublin County Development Plan 2010-2016.	No impact on Natura 2000 network.
SF5	It is an objective of the proposed Local Area Plan to ensure that any proposals on lands adjoining the larger retention pond identifies at the western end of the Newcastle South Townland under the Newcastle Parish Ordnance Survey Map, 1865 (see Fig.4.3), shall seek to incorporate this feature and be accompanied by reports from suitably qualified persons on both surface water management and historic significance of this feature.	No impact on Natura 2000 network.

SF6	It is an objective of the proposed Local Area Plan that development of the Sean Feirm Neighbourhood shall include for a vehicular and pedestrian connection to Main Street and a vehicular and pedestrian connection to Athgoe Road that forms part of an east-west relief route between Athgoe Road and Ballynakelly.	No impact on Natura 2000 network.
SF7	It is an objective of the proposed Local Area Plan that the development of the Sean Feirm Neighbourhood shall include for tertiary streets that are finished with shared surfaces for pedestrians, cyclist and vehicles.	No impact on Natura 2000 network.
SF8	It is an objective of the proposed Local Area Plan that the development within the Sean Feirm Neighbourhood shall provide for residential uses only at a maximum density of circa 20 dwellings per hectare. The lands at the south west corner between Hazelhatch Road and Athgoe Road shall be retained in agricultural use.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.
SF9	It is an objective of the proposed Local Area Plan that in order to provide an appropriate transition with the rural hinterland and ensure for the provision of low density housing as an alternative to rural housing, development of the Sean Feirm Neighbourhood shall only comprise detached and semi-detached houses.	No impact on Natura 2000 network. .
SF10	It is an objective of the proposed Local Area Plan that the residential development to the rear of existing properties located along Main Street shall be carried out in a manner that creates coherent streetscapes and connections between planned and existing streets. This shall be demonstrated as part of all relevant planning applications.	No impact on Natura 2000 network.

Neighbourhood 3: Burgage North

Objective		Potential for Negative Impacts on Natura 2000 Sites
BN1	It is an objective of the proposed Local Area Plan that all planning applications for development within the Burgage North Neighbourhood shall clearly identify how burgage plot hedgerows and ditches to these boundaries will be enhanced and incorporated in a similar but improved model to the Castelyon development, Aylmer Heath development and the development permitted under SD07A/0246. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure.
BN2	It is an objective of the proposed Local Area Plan that burgage boundaries be utilised wherever possible as SUDS elements in the form of swales for conveying water; landscape features; and biodiversity-protecting elements. This shall include for the use of the Burgage boundaries for the division of the planned local park into a series of linked gardens with varying functions and a SUDS feature.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure incorporating SUDs measures for the management of surface and ground waters.
BN3	It is an objective of the proposed Local Area Plan that the punctuation of limited sections of Burgage boundaries is permissible where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall	No impact on Natura 2000 network.

	be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc.	
BN4	It is an objective of the proposed Local Area Plan that development of the Burgage North Neighbourhood shall include for a series of parks that incorporates existing burgage hedgerows and SUDS features. Each of these spaces shall fulfil a clear function. The larger local park shall be divided by the hedgerows in a manner that creates a series of linked gardens of varying character and functions that includes for a formally planted garden with seating and SUDS waterfeature, a children's play area and an informal active amenity space.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure incorporating SUDs measures for the management of surface and ground waters.
BN5	It is an objective of the proposed Local Area Plan that development within the Burgage North Neighbourhood shall provide for and contribute to the creation of an open ended east-west through street(s) between existing and new development. This route shall eventually link Aylmer Road with Peamount Road. The creation of east-west cul-de-sacs or erection of barriers along the east-west street(s) shall not be permitted. Exceptional circumstances may include for the development of short home zones with shared surfaces that do not obstruct the east-west street(s).	No impact on Natura 2000 network.
BN6	It is an objective of the proposed Local Area Plan that development of the Burgage North Neighbourhood shall include for tertiary streets that are finished with shared surfaces for pedestrians, cyclist and vehicles.	No impact on Natura 2000 network.

BN7	It is an objective of the proposed Local Area Plan that development within the Burgage North Neighbourhood shall provide for residential uses only at a maximum density of circa 30 dwellings per hectare. The density of development on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with the maximum permissible density.	No impact on Natura 2000 network.
BN8	It is an objective of the proposed Local Area Plan that development of the Burgage North Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with the permissible dwelling mix.	No impact on Natura 2000 network.

Neighbourhood 4: Burgage South

Objective	Potential for Negative Impacts on Natura 2000 Sites
BS1 It is an objective of the proposed Local Area Plan that planning applications for development within the Burgage South Neighbourhood shall clearly identify how burgage plot hedgerows and ditches to these boundaries will be enhanced and incorporated in a similar but improved model to the Castelyon development, Aylmer Heath development and the development permitted under SD07A/0246. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure.

	person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site.	
BS2	It is an objective of the proposed Local Area Plan that burgage boundaries be utilised wherever possible as SUDS elements in the form of swales for conveying water; landscape features; and biodiversity-protecting elements. This shall include for the use of the burgage boundaries for the division of the planned neighbourhood park into a series of linked gardens with varying functions and SUDs features.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure incorporating SUDs measures for the management of surface and ground waters.
BS3	It is an objective of the proposed Local Area Plan that the sensitive clearance of limited sections of Burgage boundaries is permissible where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc.	No impact on Natura 2000 network.
BS4	It is an objective of the proposed Local Area Plan that development of the Burgage South Neighbourhood shall include for a series of parks that incorporates existing burgage hedgerows and SUDS features. Each of these spaces shall fulfil a clear function. The larger neighbourhood park shall be divided by the hedgerows in a manner that creates a series of linked open spaces of varying character and active and passive functions including walking, cycling, children's play, and informal sporting activities.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green areas provides a framework for a Green Infrastructure where SUDs measures can be employed to address surface and ground water issues.

BS5	It is an objective of the proposed Local Area Plan that development within the Burgage South Neighbourhood shall ensure that the neighbourhood acts as a hub for movement and provides for and contribute to the creation of an open ended east-west and north-south through streets and routes between the surrounding neighbourhoods of Taobh Chnoic, Sean Feirm, Ballynakelly West and Main Street.	No impact on Natura 2000 network.
BS6	It is an objective of the proposed Local Area Plan that development of the Burgage South Neighbourhood shall include for access/tertiary streets that are finished with shared surfaces for pedestrians, cyclist and vehicles. Landscaped parking courts are permissible along such streets where a need is demonstrated, subject to the use of porous grassed paviers.	No impact on Natura 2000 network. In general, sustainable settlement and permeable pedestrian, cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
BS7	It is an objective of the proposed Local Area Plan that development within the Burgage North Neighbourhood shall provide for residential uses including housing for the elderly at a maximum density of circa 30 dwellings per hectare. Local shop and/or service units of not more than 100 sq.m (net) each are permissible at street corners, junctions and adjacent to parklands.	No impact on Natura 2000 network. In general, sustainable settlement and pedestrian, cycling, and transport patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
BS8	It is an objective of the proposed Local Area Plan that development of the Burgage South Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing and dwellings specifically designed for elderly needs.	No impact on Natura 2000 network.
BS9	It is an objective of the proposed Local Area Plan that residential development to the rear of existing properties located along Main Street (The Rise) shall be carried out in a manner that allows for the creation of a coherent and open ended streetscape. This shall be demonstrated as part of all relevant planning applications.	No impact on Natura 2000 network.

Neighbourhood 5: Taobh Chnoic

Objective		Potential for Negative Impacts on Natura 2000 Sites
TC1	It is an objective of the proposed Local Area Plan that development of the Taobh Chnoic Neighbourhood shall largely comprise detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.
TC2	It is an objective of the proposed Local Area Plan that development of the Taobh Chnoic Neighbourhood shall provide for a large countryside park along the southern fringe of the Plan lands that will act as the main primary open space for active recreation for Newcastle Village; a point of convergence for pedestrian and cycle paths that permeate the Plan Lands; and a landscaped buffer to the open countryside through the inclusion of Childrens' Play Facilities, Multi Use Games Areas including all-weather pitches, pedestrian and cycle routes, existing hedgerows, heritage trails and woodland planting.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green pedestrian and cycle ways provides a framework for a Green Infrastructure.
TC3	It is an objective of the proposed Local Area Plan that development of the Taobh Chnoic Neighbourhood shall include for tree lined boulevards (Green Links) that incorporate SUDS elements in the form of swales and links the Countryside Park with adjacent neighbourhoods and pedestrian and cycle routes.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green areas provides a framework for a Green Infrastructure where SUDS measures can be employed to address surface and ground water issues.
TC4	It is an objective of the proposed Local Area Plan that development of the Taobh Chnoic Neighbourhood shall protect and incorporate the slope of the existing topography and exclude the use of intrusive engineered solutions such as cut and fill and/or the erection of retaining walls. This shall be demonstrated under planning applications by the inclusion of extensive north-	No impact on Natura 2000 network - potential for overall positive impact.

	south and east-west site sections.	
TC5	It is an objective of the proposed Local Area Plan that development of the Taobh Chnoic Neighbourhood shall include for vehicular, pedestrian and cycle connections with all adjoining neighbourhoods, which shall converge on the Countryside Village Park (Taobh Chnoic Park) and form circuit routes. These routes shall connect the Countryside Park with Tower Park and Sean Feirm Park.	No impact on Natura 2000 network - potential for overall positive impact.
TC6	It is an objective of the proposed Local Area Plan that development of the Taobh Chnoic Neighbourhood shall include for tertiary streets that are finished with shared surfaces for pedestrians, cyclist and vehicles around the developed perimeters of the Countryside Village Park (Taobh Chnoic Park) and the designated school site.	No impact on Natura 2000 network.
TC7	It is an objective of the proposed Local Area Plan that residential development within the Sean Neighbourhood shall be carried out at a maximum density of circa 20 dwellings per hectare.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.
TC8	It is an objective of the proposed Local Area Plan that a primary school site with playing fields, staff parking and pick up/drop off facilities shall be reserved close to the recently established population base at Ballynakelly and adjacent to the Countryside Village Park (Taobh Chnoic Park).	No impact on Natura 2000 network. In general, sustainable settlement and permeable transport and pedestrian access patterns are likely to result in reduced car based movements and therefore fewer carbon emissions.
TC9	It is an objective of the proposed Local Area Plan that in order to provide an appropriate transition with the rural hinterland including the Countryside Village Park (Taobh Chnoic Park) and to ensure for the provision of low density housing as an alternative to rural housing, development of the Taobh Chnoic Neighbourhood shall only comprise detached and semi-detached houses.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.

Neighbourhood 6: Ballynakelly West

Objective		Potential for Negative Impacts on Natura 2000 Sites
BW1	It is an objective of the proposed Local Area Plan that all planning applications for development within the Ballynakelly West Neighbourhood shall clearly identify how burgage plot hedgerows and ditches to these boundaries will be enhanced, reinstated (where removed) and incorporated in a similar but improved model to the Castelyon development, Aylmer Heath development and the development permitted under SD07A/0246. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors provides a framework for a Green Infrastructure.
BW2	It is an objective of the proposed Local Area Plan that burgage boundaries shall be utilised wherever possible as SUDS elements in the form of swales for conveying water; landscape features; and biodiversity-protecting elements.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green areas provides a framework for a Green Infrastructure where SUDs measures can be employed to address surface and ground water issues.
BW3	It is an objective of the proposed Local Area Plan that the punctuation and non reinstatement of limited sections of Burgage boundaries is permissible where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc.	No impact on Natura 2000.

BW4	It is an objective of the proposed Local Area Plan that development of the Ballynakelly West Neighbourhood shall include for a series of parks that incorporates existing burgage hedgerows and SUDS features. A soft landscaped square shall be developed adjacent to the site of the permitted Local Centre development and at the junction between an existing link street and planned green link. The landscaped square shall include formal planting and a childrens' play facility.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green areas provides a framework for a Green Infrastructure where SUDs measures can be employed to address surface and ground water issues.
BW5	It is an objective of the proposed Local Area Plan that extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to adequately reinstate and incorporate Burgage plot delininations.	No impact on Natura 2000 network - potential for overall positive impact.
BW6	It is an objective of the proposed Local Area Plan that development within the Ballynakelly Neighbourhood shall ensure that the neighbourhood acts as a hub for movement and provides for and contribute to the creation of an open ended east-west and north-south through streets and routes between the surrounding neighbourhoods of Taobh Chnoic, Burgage South, Ballynakelly/Newcastle Manor and Main Street.	No impact on Natura 2000 network.
BW7	It is an objective of the proposed Local Area Plan that development of the Ballynakelly West Neighbourhood shall include for access/tertiary streets finished with shared surfaces for pedestrians, cyclist and vehicles. A shared surface street should also be provided along the southern boundary of the landscaped square and around its adjoining junctions as a means of extending this space.	No impact on Natura 2000 network.
BW8	It is an objective of the proposed Local Area Plan that development within the Ballynakelly West Neighbourhood shall provide for residential uses at a maximum density of circa 30 dwellings per hectare. The density of development on sites that are subject to extant permissions should be amended	No impact on Natura 2000 network.

	accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with the maximum permissible density.	
BW9	It is an objective of the proposed Local Area Plan that small scale local shopping/service units (no more than 100 sq.m net per unit) shall be permissible along the northern side of the landscaped square.	No impact on Natura 2000 network.
BW10	It is an objective of the proposed Local Area Plan that development of the Ballynakelly West Neighbourhood shall largely comprise terraced houses with opportunities for small numbers of detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with the prescribed dwelling mix.	No impact on Natura 2000 network.

Neighbourhood 7: Aylmer

Objective		Potential for Negative Impacts on Natura 2000 Sites
AR1	It is an objective of the proposed Local Area Plan that development of the Aylmer Neighbourhood shall provide a revised layout for the undeveloped element of the Aylmer Heath housing estate to include for the incorporation and enhancement of the intact Burgage plot hedgerow boundary between existing and planned housing and along the existing area of public open space. The revised layout shall also include an Access Street and a pocket park that opens onto Aylmer Road.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green areas provides a framework for a Green Infrastructure.

AR2	It is an objective of the proposed Local Area Plan that development of the Aylmer Neighbourhood shall include for two vehicular access points onto the Aylmer Road as part of an east-west through route that will connect the neighbourhoods on the northern side of Main Street and Aylmer Road with Peamount Road.	No impact on Natura 2000 network .
AR3	It is an objective of the proposed Local Area Plan the completion of the Aylmer Heath development shall only be permitted after the removal of the unauthorised barrier between the Aylmer Heath and Castleyon and after the opening of the east-west streets between these two estates.	No impact on Natura 2000 network.
AR4	It is an objective of the proposed Local Area Plan further development within the Aylmer Neighbourhood shall provide for residential uses only at a maximum density of circa 30 dwellings per hectare.	No impact on Natura 2000 network.
AR5	It is an objective of the proposed Local Area Plan that in order to ensure compliance with the Settlement Strategy of this Local Area Plan, development of the Aylmer Neighbourhood shall largely comprise terraced houses with some opportunities for detached and semi-detached housing.	No impact on Natura 2000 network.
AR6	It is an objective of the proposed Local Area Plan that residential development to the rear of existing properties located along Aylmer Road shall be carried out in a manner that allows for the creation of a coherent and open ended streetscape. This shall be demonstrated as part of all relevant planning applications.	No impact on Natura 2000 network.

Neighbourhood 8: Peamount

Objective		Potential for Negative Impacts on Natura 2000 Sites
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PN1	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall ensure that housing within the settlement edge comprises detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.
PN2	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall provide for generous street planting and grass verges along Green Link Streets.	No impact on Natura 2000 network - potential for overall positive impact. Retention of existing green corridors and provision of linked green areas provides a framework for a Green Infrastructure.
PN3	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall provide for a landscaped pocket park set amongst housing within the Settlement Edge to link with the SUDS network in the form of a waterfeature or flooding depression.	No impact on Natura 2000 network - potential for overall positive impact. Provision of linked green areas provides a framework for a Green Infrastructure and the incorporation of SUDS measures for the protection of surface and ground waters.
PN4	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall include for the permitted soft landscaped through route to the rear of Main Street and Saint Finian's Hall and upgrade such as a green link with the Village Core.	No impact on Natura 2000 network - potential for overall positive impact. Provision of linked green areas provides a framework for a Green Infrastructure.
PN5	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall include for a through Green Link Street with Peamount Road as part of an east-west through route that will connect the neighbourhoods on the northern side of Main Street and Aylmer Road with Peamount Road.	No impact on Natura 2000 network - potential for overall positive impact. Provision of linked green areas provides a framework for a Green Infrastructure.
PN6	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall include for the permitted through route to the rear of Main Street and Saint Finian's Hall and upgrade such as a pedestrian	No impact on Natura 2000 network - potential for overall positive impact. Provision of linked green areas provides a framework for a Green

	and cyclist green link with the Village Core via the planned Market Square off Main Street (West).	Infrastructure.
PN7	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall require the provision of a connection between the permitted residential development to the rear of Saint Finian's Hall with Newcastle Glebe in the form of an extended vehicular cul-de-sac. An extension of duration of permission for development to the rear of Saint Finian's Hall should only be granted where it provides a direct link to Newcastle Glebe.	No impact on Natura 2000 network.
PN8	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall include for tertiary/access streets in the Settlement Edge that are finished with shared surfaces for pedestrians, cyclist and vehicles.	No impact on Natura 2000 network.
PN9	It is an objective of the proposed Local Area Plan that development within the Settlement Edge of the Peamount Neighbourhood shall only provide for residential uses up to a maximum density of circa 20 dwellings per hectare.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.
PN10	It is an objective of the proposed Local Area Plan that development of Peamount Neighbourhood shall only provide for residential uses up to a maximum density of circa 35 dwellings per hectare. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the maximum permissible density.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.
PN11	It is an objective of the proposed Local Area Plan that development of the settlement Edge area of the Peamount Neighbourhood shall comprise detached and semi-detached houses in order to provide an appropriate transition with the rural hinterland and to ensure for the provision of low density housing as an alternative to rural housing.	No impact on Natura 2000 network. Lower density housing can potentially assist biodiversity retention.

PN12	It is an objective of the proposed Local Area Plan that development of the Village Expansion area of the Peamount Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should not be granted where development granted prior to the adoption of this Plan fails to accord with the prescribed dwelling mix.	No impact on Natura 2000 network.

Neighbourhood 9: Ballynakelly Cottages

Objective		Potential for Negative Impacts on Natura 2000 Sites
BC1	It is an objective of the proposed Local Area Plan that backland development to the rear of houses in Ballynakelly Cottages shall protect and enhance the semi-rural and low density character of Ballynakelly Cottages and shall be in accordance with Development Plan policies and objectives on backland development.	No impact on Natura 2000 network.
BC2	It is an objective of the proposed Local Area Plan that backland development to the rear of houses in Ballynakelly Cottages shall take the form of detached single storey housing and shall be in accordance with County Development Plan policies and objectives on backland development.	No impact on Natura 2000 network.

Neighbourhood 10: Ballynakelly/Newcastle Manor

BNM1	It is an objective of the proposed Local Area Plan that development of	No impact on Natura 2000 network.
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	Ballynakelly Local Centre Development and its associated pocket park shall include for informal landscaping, seating and a Multi Use Games Area. This shall be provided for under any new application for the Local Centre or by agreement on compliance with conditions under the extant permission.	
BNM2	It is an objective of the proposed Local Area Plan that development of the permitted Local Centre in Ballynakelly shall provide for crèche and retail floorspace in accordance with its extant permission. Only residential development shall take place on remaining infill sites in Ballynakelly.	No impact on Natura 2000 network.
BNM 3	Development on infill sites shall take the form of 2 storey terraced housing with opportunities for semi-detached housing on backlands. Revised applications or extensions or duration of permission for apartments/duplexes on the Local Centre site shall comply with the relevant standards including those contained within Section 7 of this Plan.	No impact on Natura 2000 network.

Standards and Design Criteria

SC1	It is an objective of the proposed Local Area Plan that development within the Plan Lands shall adhere to the qualitative and quantitative standards and urban design criteria set out under this Plan.	No impact on Natura 2000 network.
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Appendix 4

List of County Development Plan objectives and policies that are relevant to water protection in South Dublin County.

Policy LHA 21 River and Stream Management

It is the policy of the Council to implement a strategy (prepared on a regional basis) for the management of rivers and streams throughout the County.

Policy LHA 22 Watercourses

It is the policy of the Council to protect, maintain, improve and enhance the natural and organic character of the watercourses in the County and to promote access, walkways and other recreational uses of their associated public open space, subject to a defined strategy of nature conservation and flood protection.

2.3.4 Strategy: The strategy of the Council for the development of Water Supply and Drainage in the County is as follows:

- *Continue the sustainable development and improvement of the water supply and foul drainage systems throughout the County to meet the anticipated water and drainage requirements of the area.*
- *Protect surface water catchments and manage catchment areas where appropriate to protect the surface water drainage infrastructure of the County.*
- *Implement the provisions of national policy and legislation in the control of water pollution.*
- *Ensure that existing and proposed developments are not subject to undue risk of flooding.*
- *Conserve treated water by active leakage detection, non-domestic metering and development of infrastructure.*
- *Actively pursue and resolve water leakage.*

Policy WD 1 Water Supply and Drainage

It is the policy of the Council to co-operate with adjoining authorities to continue the sustainable development and improvement of the water supply and drainage systems throughout the County to meet the anticipated water and drainage requirements of the area, in accordance with the recommendations set out in the 'Greater Dublin Strategic Water Supply Study' and the 'Greater Dublin Strategic Drainage Study', and the proposed 'Dublin Region Water Services Strategic Plan' when adopted.

Policy WD 2 Wastewater Treatment Plants and Wastewater Collection Systems

It is the policy of the Council that development shall be preceded by sufficient capacity in the public wastewater treatment plants and appropriate extensions in the existing public wastewater collection systems.

Policy WD 3 Quality of Surface Water and Groundwater

It is the policy of the Council that the ongoing development of the County shall be undertaken in such a way as not to compromise the quality of surface water (and associated habitats and species) and groundwater.

Policy WD 4 Soil and Groundwater Contamination

It is the policy of the Council to require adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.

Policy WD 5 Water Quality Management Plans

It is the policy of the Council to promote the implementation of water quality management plans for ground and surface waters in the county as part of the implementation of the EU Water Framework Directive, and in accordance with the policies and objectives and programme of measures of the Eastern River Basin Management Plan and any further amendments.

Policy WD 6 Sustainable Urban Drainage Systems (SuDS)

It is the policy of the Council to ensure that all development proposals incorporate Sustainable Urban Drainage Systems (SuDS).

Policy WD 7 Storm Overflows

It is the policy of the Council to minimise the number and frequency of storm overflows of sewage to watercourses and to establish, in co-operation with the adjoining local authorities, a consistent approach to the design, improvement and management of these intermittent discharges to ensure that the needs of the Region's receiving waters are met in a cost effective manner.

Policy WD 8 Water Pollution Abatement Measures

It is the policy of the Council to implement the provisions of water pollution abatement measures in accordance with National and EU Directives and legislative requirements in conjunction with other agencies as appropriate.

Policy WD 9 Bohernabreena Reservoirs and Catchment Area

It is the policy of the Council to protect the Bohernabreena Reservoirs and catchment area, cSAC and buffer zone, in the interests of public health and to restrict development in the catchment.

Policy EE 15 Natural Features in Enterprise Priority Areas

It is the policy of the Council where existing streams, watercourses, are located on land zoned for Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three purposes they should be protected and incorporated within the overall design for the area, thereby contributing to and connecting into the overall green network policy for the County. Riparian corridors should be kept free from development and be used as amenity for workers and visitors on the site, taking due care to protect and enhance the corridor's native biodiversity resource.

Policy EE 33 Sustainable Development of Agricultural Diversification

It is the policy of the Council to support the sustainable development of agriculture and agriculture diversification, such as organic foods, rural tourism and small to medium-sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area including protecting and maintaining biodiversity, wildlife habitats, water quality, rural landscape character, scenic amenities and nature conservation.

Policy EE 35 Rural Related Enterprises

It is the policy of the Council to facilitate the development of acceptable rural related enterprises, including equine enterprises, in accordance with the terms of Zoning Objective 'B' (to protect and improve rural amenity and to provide for the development of agriculture) and to minimise pollution from agricultural sources by means of development management and water pollution legislation and regulations.

4.1.2 Additional Protection Measures - Planning Conditions

The Planning Authority has not granted permission for any development within the two SACs. However, in order to ensure that there are no direct, indirect, or cumulative impacts on the SACs and that their conservation status of the protected habitats are maintained and that their listed conservation objectives are adhered to, the following measures will be strictly applied for all planning applications within the sensitive areas above and adjacent to the County's two SACs in the Dublin Mountains.

- All planning applications received by the Planning Authority for these areas will be subject to rigorous Appropriate Assessment screening and full AA investigation where required. Where impacts are seen to be likely, or where reasonable doubt exists to potential for impact, no application will be allowed to proceed.
- Appropriate Assessments will be based upon contemporary scientific data regarding hydrology and ecology wherever appropriate.
- For any permitted development, strict conditions will apply regarding the type, installation, monitoring, and servicing of all newly-granted waste water treatment systems in the catchment area of the two SACs.

Policy H33 (see Section 4.1) which refers to one-off rural housing in this area, also reinforces the necessity to have due regard in any application in this sensitive area, to the requirements for assessment as demanded under the Habitats Directive.