

Appropriate Assessment Screening for a Proposed Large-Scale Residential
Development at Ellenfield Road, Beaumont, Dublin 9.



11th September 2026

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On behalf of: Urban Life (BMD) Ltd

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Document Control Sheet			
Project	Appropriate Assessment Screening for a Proposed Large-Scale Residential Development at Ellenfield Road, Beaumont, Dublin 9.		
Report	Appropriate Assessment Screening		
Date	11th September 2026		
Version	Author	Reviewed	Date
Draft 01	Gayle O'Farrell	Bryan Deegan	11th September 2026

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Introduction

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

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of Urban Life (BMD) Ltd. The project relates to a proposed Large-Scale Residential Development at Ellenfield Road, Beaumont, Dublin 9.

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

Altemar Ltd.

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

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/147/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

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

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

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

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

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

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

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

Stages of the Appropriate Assessment

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

1) Screening stage:

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

2) Appropriate Assessment (Natura Impact Statement):

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

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

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

Stage 1 Screening Assessment

Management of the Site

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

Project Description

The proposed Large Scale Residential Development (LRD) will comprise 102 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 28 no. 2-beds and 12 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All residential units will be provided with associated private balconies/terraces to the north/ south/ east/ west elevations. Provision of internal amenity space and lobby/reception area at ground floor of the apartment block. Vehicular/pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and emergency access via Ellenfield Road. All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage.

The site outline, site location, site plan and site layout plan are shown in Figures 1-3.

Landscape

The landscape strategy for the proposed development has been prepared by Park Hood, Chartered Landscape Architects. The report outlines the following:

'The proposed landscape scheme provides a high-quality public open space to the west of the development, designed to create a vibrant, multi-functional environment for residents and pedestrians moving through this part of Ellenfield Place. The design intent is to deliver a welcoming, accessible, and distinctive landscape that encourages social interaction, relaxation, and a strong sense of place in accordance with Section 16.10.3 of the Development Plan.

The open space is structured around a series of seating and gathering areas, including picnic table sets that promote informal meeting and community activity. These are positioned to take advantage of open views across the space, particularly towards the northern corner and are enclosed by structural shrub planting to provide privacy for adjacent ground-floor residents.

New tree planting has been incorporated to replace and enhance the loss of existing Birch and Field Maple trees on site. Larger specimen trees are positioned within boundary planting zones to establish long-term structure and canopy cover, while smaller ornamental species are used within privacy planting strips adjacent to ground-floor units, maintaining residential amenity without impacting natural light levels.

A combination of fixed benches, integrated seat walls and raised planters provides a variety of seating opportunities and helps define spatial hierarchy within the open space. The raised planters are strategically located to address level changes and create visual interest planted with seasonal low-maintenance, and pollinator-friendly species that contribute to year-round biodiversity and align with the objectives of the Dublin Region Air Quality Plan (2021).

The landscape plan incorporates a carefully selected mix of tree species to establish a natural, welcoming environment for residents. The proposed planting will introduce seasonal colour, texture and visual interest throughout the site- enhancing areas that currently lack landscape character and defining distinct identities within different zones of the development.

Trees are strategically positioned to create natural buffers between buildings and parking areas, while also punctuating pedestrian routes to reinforce circulation provide shade and shelter and form key focal points within the landscape.

Additionally, the landscape will include green roofs and attenuation basins:

‘Sedum plants are particularly suited for roofs because they’re hardy, drought-resistant, and able to thrive in shallow soil with minimal maintenance. This makes sedum an ideal choice for extensive green roofs, which are lightweight and cost-effective to install.

Sedum roofs absorb rainwater, reducing runoff and easing the load on urban drainage systems. They can retain between 50-80% of the rainwater that falls on them.

Attenuation basins are a natural form of surface runoff management, designed to temporarily store and slowly release excess water, mimicking the way natural landscapes handle rainfall. They play a key role in sustainable drainage systems (SuDS) by controlling the flow of water and reducing the risk of flooding, erosion, and pollution.

Within the central communal courtyard three engineered rain gardens are proposed and designed for on-site stormwater attenuation, infiltration, and bio-filtration. Planting scheme utilizes a localized riparian matrix across variable moisture gradients to maximize ground-stabilization, absorb heavy nutrient loads and mitigate surface water velocity before infiltration.

To the western communal space a Linear vegetated swale is proposed for sustainable surface water management. Engineered to channel, slow, and filter runoff via bio-retention turf and deep-rooted riparian planting.’

The proposed landscape plan is shown in Figure 4.



0 0.02 0.04 0.06 0.08 0.1 km

Project: Ellenfield Place Beaumont Rd
 Location: Beaumont, Co. Dublin
 Date: 11th September 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy



Figure 1. Site outline



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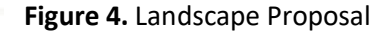
ALTEMAR
 Marine & Environmental Consultancy



Figure 2. Site location



Figure 3. Site plan



Drainage

An Engineering Assessment Report has been prepared by Waterman Moylan for the proposed development. It outlines the following drainage strategy:

'Foul Water Drainage

Existing Foul Drainage

There is an existing 300mm diameter concrete foul sewer line traversing the site from the northwestern boundary to the southeastern corner of the subject site. The foul network ultimately outfalls to the Beaumont Wastewater Pump Station which is located across the road from the subject site, whereafter it is pumped in the 300mm diameter rising main, that is located along the eastern boundary of the subject site, northwards. The existing rising main has an average depth of c. 1.47m. Additionally, there are 2 no. existing foul sewers that run through Site 8. They have been surveyed and it is proposed to divert these foul sewers as part of the proposed development works.

There is also a 100mm diameter foul house connection which tees off from the said 300mm pipe towards the existing buildings. Any existing house connections on the subject site will ultimately become redundant and removed as it is proposed that these buildings be demolished.

Proposed Foul Drainage

It is proposed that this pipe is to be diverted to a more suitable location, adjacent to the Beaumont Road. The diversion will ultimately tie into the existing sewer manhole located in the southeastern corner of the site. It is proposed that the existing 300mm foul network to be diverted as indicated on Waterman Moylan Drawing No. 20-048-P2200-Proposed Drainage Layout. The diverted pipe will fully comply with the Uisce Eireann Code of Practice and will at all instances be at an offset greater or equal to 3.0m from any structure.'

Surface Water Drainage

Introduction

The surface water drainage system has been designed as a sustainable urban drainage system. In this regard, varied SuDS element were incorporated into the design including green-blue roofs on the apartment block. It is also proposed to attenuate Surface water runoff from the subject site to Greenfield Runoff rate, restricting the outflow by means of a hydrobrake and storing excess surface water within underground stone storage areas. The details for our storm water drainage design are set out below and, on our engineering, drawings submitted with this planning application.

There is an existing 225mm diameter surface water vitrified clay pipe traversing the subject site from the northwestern boundary to the southeastern boundary. Diversion of the existing surface water that is currently travelling through the site is required. All onsite surface water will be flowing into the diverted line at a restricted rate and ultimately connected to the existing 250mm diameter surface water line to the south of the site.

The attenuation storage required for the subject site is sized to accommodate the Qbar runoff rate of 3.16 l/s and a contributing hard standing area of 0.381ha. The runoff will be restricted via the Hydro-Brake (or similar approved) manhole, with excess runoff stored in an underground stone filled attenuation. The abovementioned input data were utilized in the CAUSEWAY – FLOW modelling software to determine the storage required.

A green/blue roof structure is proposed for the building offering surface water storage up to and including the 1-in-100-year rainfall event. The green/blue roof will connect separately into the proposed surface water

network of the subject site. Surface water flow from the green/blue roof will be restricted to 1.0 ℓ/s. The flow restriction will be achieved by means of an overflow control device fitted to the roof system.

Proposed Surface Water Drainage Strategy

The attenuation strategy for the overall site has been designed considering 2 catchments as highlighted in the Figure below. The split is proposed to reduce the size of the underground attenuation structures within the site, by providing 2 shallow structures, rather than one big and deep structure. The surface water for each catchment will be attenuated within an attenuation area, and excess stormwater will outfall at a restricted rate calculated for each catchment. For the surface water connection, it is proposed to construct a new surface water manhole in the existing surface water network at south of the site.'

Surface Water Management Plan

Sustainable Urban Drainage Systems (SUDS) have been developed and are in use to alleviate the detrimental effects of traditional urban stormwater drainage practice that typically consisted of piping runoff of rainfall from developments to the nearest receiving watercourse. Surface water drainage methods 19 Engineering Assessment Report Project Number: 20-048 Document Reference: 20-048r.013 that take account of quantity, quality and amenity issues are collectively referred to as SUDS. They are typically made up of one or more structures, built to manage surface water run-off. The use of SUDS to control run-off also provides the additional benefit of reducing pollutants in the surface water by settling out suspended solids, and in some cases providing biological treatment.

A stormwater management or treatment train approach ensures that run-off quantity and quality is improved. The following objectives of the treatment train provide an integrated and balanced approach to help mitigate the changes in stormwater run-off flows that occur as land is urbanised and to help mitigate the impacts of stormwater quality on receiving systems:

1) Source control: conveyance and infiltration of run-off; and

2) Site Control: reduction in volume and rate of surface run-off, with some additional treatment provided.

The applicant has considered the use of all appropriate SUDS measures as part of the site SUDS strategy, details are outlined in Table 3 below.

The applicant has considered the use of all appropriate SUDS devices as part of the site SUDS strategy.

- Permeable Paving
- Petrol Interceptor
- Hydrobrakes / Flow Control Device
- Stone storage area
- Green/Blue roof'

The proposed drainage and proposed SUDS layout are demonstrated in Figures 5-6.

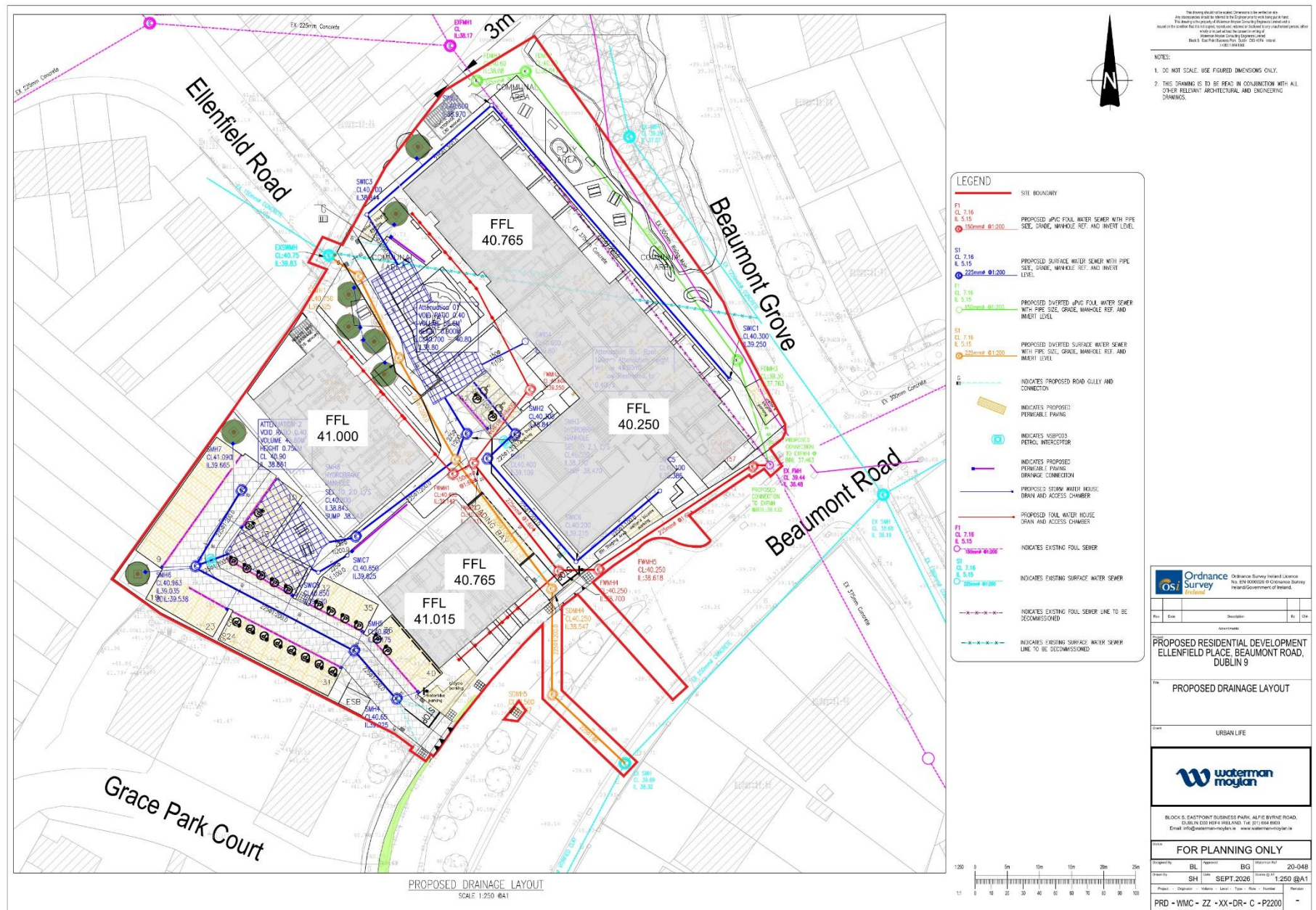


Figure 5. Proposed drainage layout

Identification of Relevant European Sites

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

The nearest Natura 2000 site is the South Dublin Bay and River Tolka Estuary SPA, located 2.7km from the site. Three watercourses are nearby: the Santry River approximately 1.8km north of the site, the River Tolka approximately 2.1km south, and the culverted Wad River directly adjacent to the site boundary (Figure 9). As no construction-related activities will be restricted to the site boundary and in turn no discharge or pollutants will enter the Wad River, it is not considered as a hydrological pathway to downstream European Sites.

The proposed development is located within an urban environment adjacent to an urban park. There is no direct hydrological pathway from the subject site to any proximate watercourse or designated conservation site. Foul wastewater from the proposed development site will be discharged to the existing public foul network. Wastewater will be conveyed through the existing public sewerage system and treated at Ringsend Wastewater Treatment Plant (WwTP). A Confirmation of Feasibility was received from Uisce Eireann, confirming the feasibility of the foul water proposals. Upon completion and post standard onsite attenuation, it is proposed to discharge surface water to the existing public surface water sewer on Beaumont Road. This network ultimately outfalls to the River Tolka approximately 2.1km south of the site (Figure 9). Out of an abundance of caution, it is therefore considered that there is an indirect hydrological pathway between the proposed development site and Natura 2000 sites at Dublin Bay via surface water drainage during construction and operation of the proposed development. Relevant sites at Dublin Bay include North Dublin Bay SAC (4.5km), South Dublin Bay SAC (5.6km), South Dublin Bay and River Tolka Estuary SPA (2.7km), North Bull Island SPA (4.6km), and North-West Irish Sea SPA (7.5km). However, given the minimum distance from the proposed development site to these sites (2.7km), the scale of the proposed development, the significant catchment area of this watercourse and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka, prior to reaching the marine environment in Dublin Bay.

The Zol of the proposed project would be seen to be restricted to the site outline, with potential for minor localised noise and lighting impacts during construction which do not extend significantly beyond the site outline nor are they likely to have any significant effects on any European sites. During operation and construction there is an indirect pathway to the River Tolka. In the absence of standard operational phase pollution control e.g. petrochemical interception there is potential for localised downstream impacts. However, in the absence of these standard measures there would be no significant adverse effects on designated sites downstream of the site via the indirect pathway as pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka via the indirect surface water pathway.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the Zol to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there is no direct or indirect pathways to these sites.

SACs and SPAs within 15km of the works site are demonstrated in Figures 7 and 8. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 9 – 11.

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

Site Code	NATURA 2000 Site	Distance
Special Areas of Conservation		
IE000206	North Dublin Bay SAC	4.5 km
IE000210	South Dublin Bay SAC	5.6 km
IE000199	Baldoyle Bay SAC	6.8 km
IE000205	Malahide Estuary SAC	8.8 km
IE000202	Howth Head SAC	9.5 km
IE002193	Ireland's Eye SAC	11.6 km
IE003000	Rockabill to Dalkey Island SAC	10.2 km
IE000208	Rogerstown Estuary SAC	13 km
Special Protection Areas		
IE004024	South Dublin Bay and River Tolka Estuary SPA	2.7 km
IE004006	North Bull Island SPA	4.6 km
IE004016	Baldoyle Bay SPA	7.2 km
IE004236	North-West Irish Sea SPA	7.5 km
IE004025	Malahide Estuary SPA	8.8 km
IE004117	Ireland's Eye SPA	11.3 km
IE004113	Howth Head Coast SPA	12 km
IE004015	Rogerstown Estuary SPA	13.3 km

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

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE000206	North Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] <i>Petalophyllum ralfsii</i> (Petalwort) [1395] Potential Impacts The proposed development site is located approximately 4.5km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC.

European Site Code	Name	Screened IN/OUT	Details/Reason
			There is an indirect pathway from the proposed development to this SAC via surface water drainage. Post standard petrochemical interception and onsite attenuation measures, it is proposed to discharge surface water to the existing public sewer network which ultimately outfalls to the River Tolka approximately 2.1km south of the site. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and this SAC at Dublin Bay via surface water drainage during construction and operation of the proposed development. However, given the minimum distance from the proposed development site to this site (4.5km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka. Foul water will be discharged to the existing network surrounding the site which ultimately discharges to Ringsend WwTP for treatment under license In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No significant effects are likely.
IE000210	South Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] Potential Impacts The proposed development site is located approximately 5.6km from this SAC. There is no direct hydrological pathway from the proposed development to this SAC. There is an indirect pathway from the proposed development to this SAC via surface water drainage. Post standard petrochemical interception and onsite attenuation measures, it is proposed to discharge surface water to the existing public sewer network which ultimately outfalls to the River Tolka approximately 2.1km south of the site. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and this SAC at Dublin Bay via surface water drainage during construction and operation of the proposed development.

European Site Code	Name	Screened IN/OUT	Details/Reason
			However, given the minimum distance from the proposed development site to this site (5.6km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka. Foul water will be discharged to the existing network surrounding the site which ultimately discharges to Ringsend WwTP for treatment under license In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No significant effects are likely.
IE000199	Baldoyle Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Potential Impacts The proposed development site is located approximately 6.8km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000205	Malahide Estuary SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impacts The proposed development site is located approximately 8.8km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000202	Howth Head SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] Potential Impacts The proposed development site is located approximately 9.5km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000208	Rogerstown Estuary SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Potential Impacts The proposed development site is located approximately 13km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE002193	Ireland's Eye	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Potential Impacts The proposed development site is located approximately 11.6km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE003000	Rockabill to Dalkey Island SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Reefs [1170] <i>Phocoena phocoena</i> (Harbour Porpoise) [1351] Potential Impacts The proposed development site is located approximately 10.2km from this SAC. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located approximately 2.7km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via surface water drainage. Post standard petrochemical interception and onsite attenuation measures, it is proposed to discharge surface water to the existing public sewer network which ultimately outfalls to the River Tolka approximately 2.1km south of the site. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and this SPA at Dublin Bay via surface water drainage during construction and operation of the proposed development. However, given the minimum distance from the proposed development site to this site (2.7 km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka. Foul water will be discharged to the existing network surrounding the site which ultimately discharges to Ringsend WwTP for treatment under license Given the minimum distance to this SPA (2.7 km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area, comprising predominately of recolonising and built land, and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen.

European Site Code	Name	Screened IN/OUT	Details/Reason
			In the absence of mitigation measures, no significant impacts on this SPA are likely. No significant effects are likely.
IE004006	North Bull Island SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located approximately 4.6km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via surface water drainage. Post standard petrochemical interception and onsite attenuation measures, it is proposed to discharge surface water to the existing public sewer network which ultimately outfalls to the River Tolka approximately 2.1km south of the site. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and this SPA at Dublin Bay via surface water drainage during construction and operation of the proposed development. However, given the minimum distance from the proposed development site to this site (4.6km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants,

European Site Code	Name	Screened IN/OUT	Details/Reason
			dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka. Foul water will be discharged to the existing network surrounding the site which ultimately discharges to Ringsend WwTP for treatment under license Given the minimum distance to this SPA (4.6 km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area, comprising predominately of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.
IE004016	Baldoyle Bay SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located approximately 7.2km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (7.2 km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area. comprising predominately of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.
IE004025	Malahide Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Pintail (<i>Anas acuta</i>) [A054] Goldeneye (<i>Bucephala clangula</i>) [A067] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located approximately 8.8km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (8.8km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area comprising predominately of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.
IE004236	North-West Irish Sea SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Little Gull (<i>Larus minutus</i>) [A177] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Great Black-backed Gull (<i>Larus marinus</i>) [A187] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Little Tern (<i>Sterna albifrons</i>) [A195] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Potential Impacts The proposed development site is located approximately 7.5km from this SPA. There is no direct hydrological pathway from the proposed development to this SPA. There is an indirect pathway from the proposed development to this SPA via surface water drainage. Post standard petrochemical interception and onsite attenuation measures, it is proposed to discharge surface water to the existing public sewer network which ultimately outfalls to the River Tolka approximately 2.1km south of the site. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and this SPA at Dublin Bay via surface water drainage during construction and operation of the proposed development. However, given the minimum distance from the proposed development site to this site (7.5km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka. Foul water will be discharged to the existing network surrounding the site which ultimately discharges to Ringsend WwTP for treatment under license Given the minimum distance to this SPA (7.5km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area, comprising predominately of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.
IE004015	Rogerstown Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests

European Site Code	Name	Screened IN/OUT	Details/Reason
			Greylag Goose (<i>Anser anser</i>) [A043] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Redshank (<i>Tringa totanus</i>) [A162] Wetland and Waterbirds [A999] Potential Impacts The proposed development site is located approximately 13.3km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (13.3km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area, comprising predominately of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.
IE004117	Ireland's Eye SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Cormorant (<i>Phalacrocorax carbo</i>) [A017] Herring Gull (<i>Larus argentatus</i>) [A184] Kittiwake (<i>Rissa tridactyla</i>) [A188] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Potential Impacts The proposed development site is located approximately 11.3km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (11.3km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area comprising predominately

European Site Code	Name	Screened IN/OUT	Details/Reason
			of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.
IE004113	Howth Head Coast SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Kittiwake (<i>Rissa tridactyla</i>) [A188] Potential Impacts The proposed development site is located approximately 12km from this SPA. There is no 'direct' or 'indirect' Source-Pathway linkage between the proposed development site and the SPA. Given the minimum distance to this SPA (12km), no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen. The site is within an urban area comprising predominately of recolonising and built land and the proposed buildings are of similar height to their surroundings. No impacts upon the flightlines of birds are foreseen. No significant effects are likely.

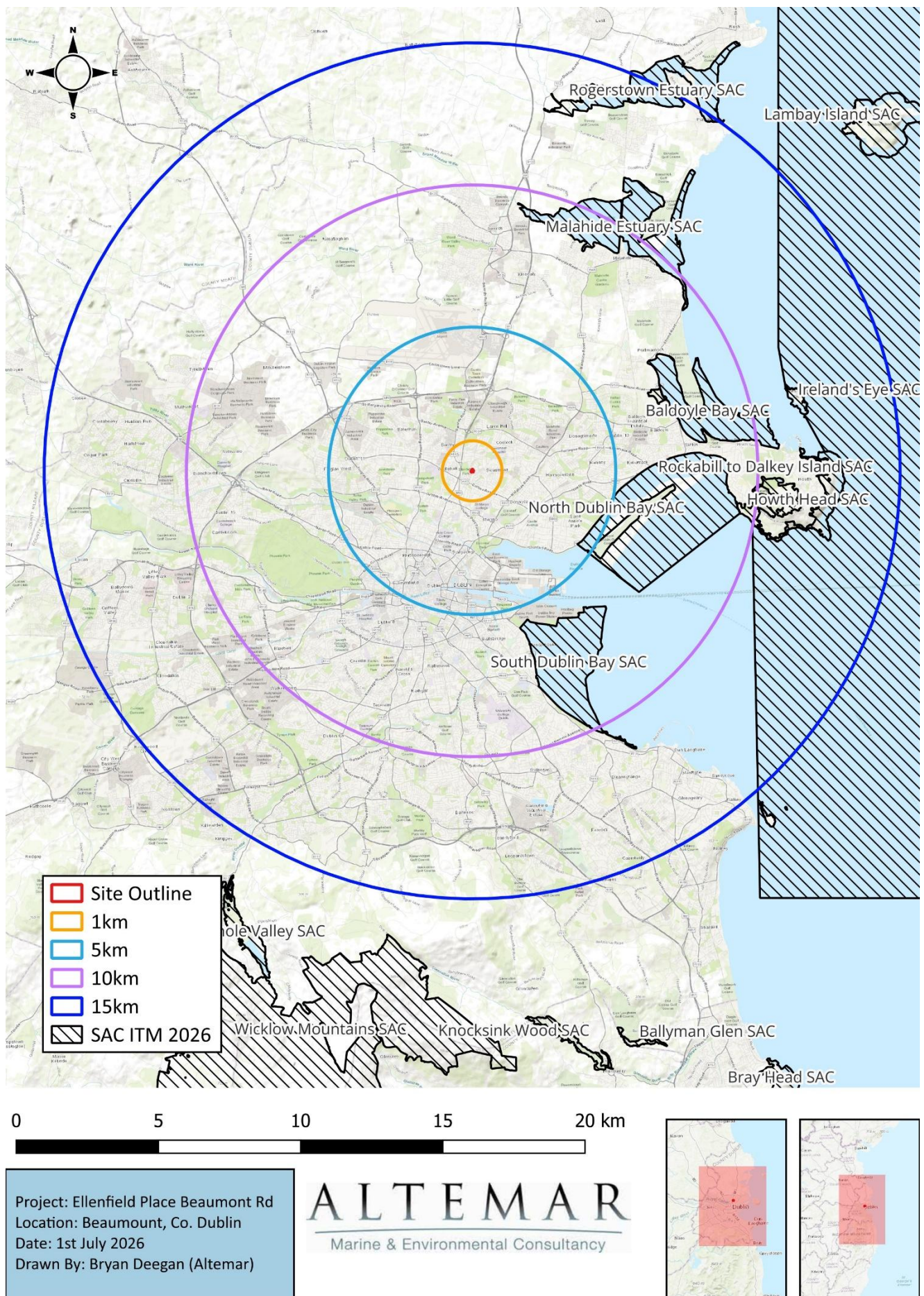


Figure 7. SACs within 15km of the subject site

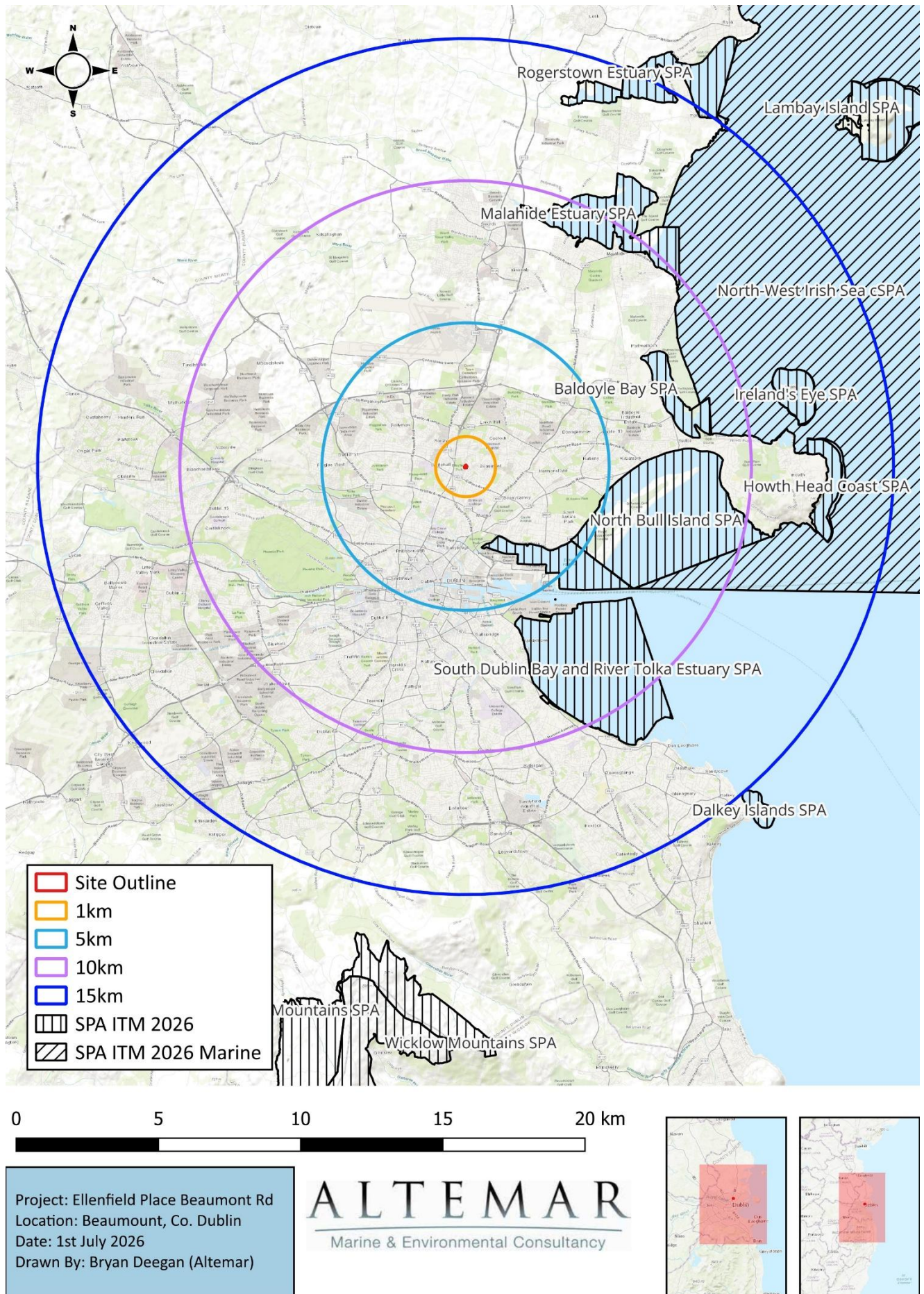
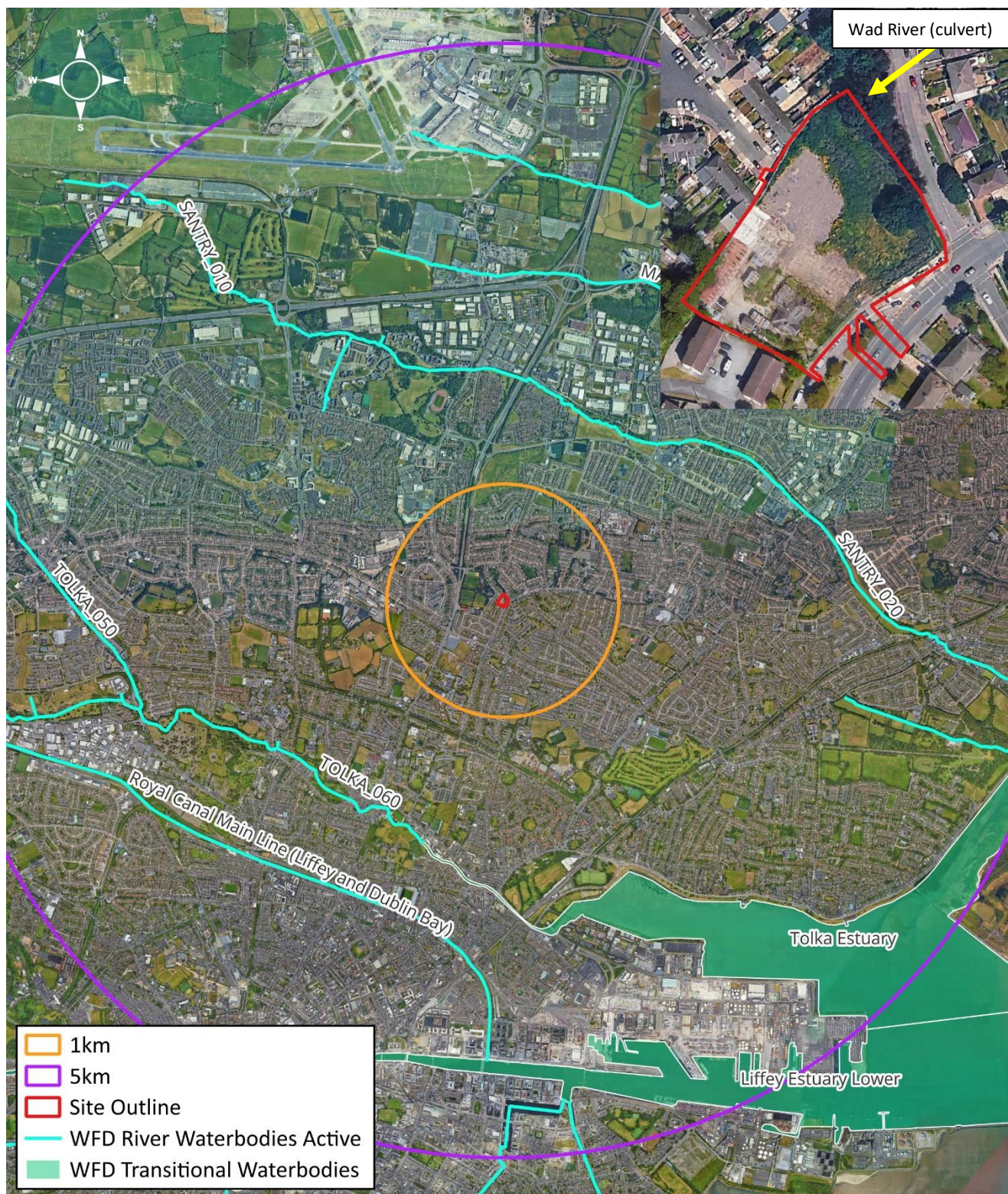


Figure 8. SPAs within 15km of the subject site



Project: Ellenfield Place Beaumont Rd
 Location: Beaumont, Co. Dublin
 Date: 1st July 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

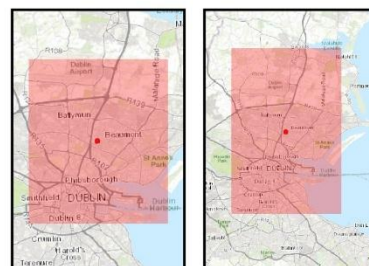


Figure 9. WFD Watercourses near the subject site



0 1 2 3 4 5 km

Project: Ellenfield Place Beaumont Rd
 Location: Beaumont, Co. Dublin
 Date: 1st July 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

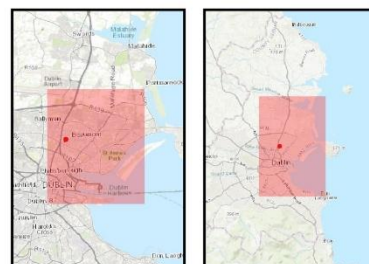


Figure 10. Watercourses and SACs near the subject site

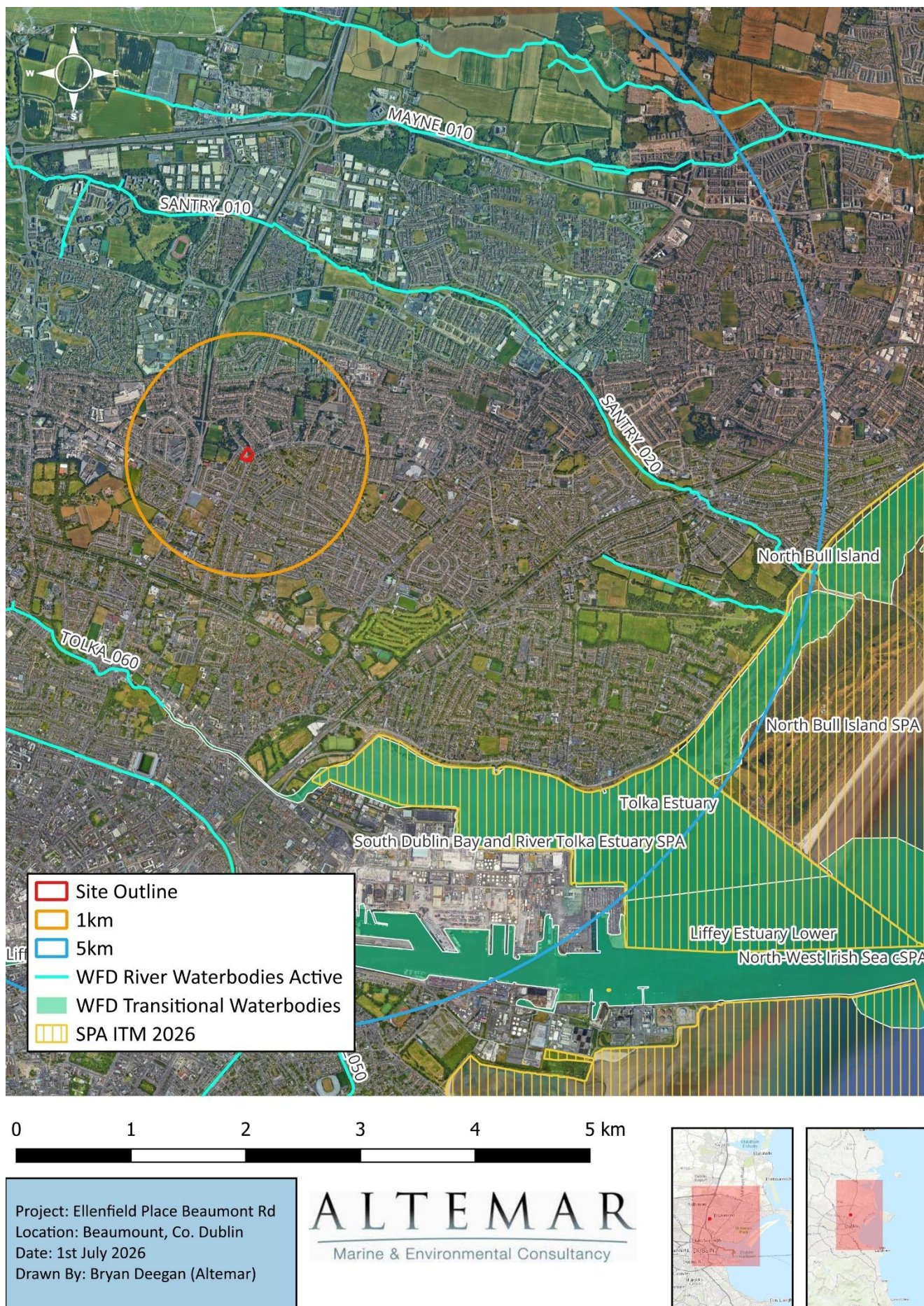


Figure 11. Watercourses and SPAs near the subject site

In-Combination Effects

The following is a list of planning applications (last five years) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. In-combination effects considered

Ref. No.	Address	Proposal
WEB1057/25	Swords Road, Whitehall, Dublin 9	The site is bounded to the west by Swords Road (R132) to the south by Collins Avenue (R103), to the north by Dublin City Council lands and to the east by existing residential development at The Thatch Road, Dublin 9. The proposed development consists of the construction of 59 no. older persons apartments, 46 no. 1 bed & 13 no. 2 bed, in a three-storey block, to include community room, reception, office, meeting room, laundry, mobility storage, bulky storage, plant room, bin store, ESB substation & meter room located at ground floor level. This application also includes all associated site development and infrastructural works, hard and soft landscaping, boundary treatments, surface car parking (17 no. spaces) and bicycle parking (40 no. residential, 15 no. visitor spaces). Vehicular access to the site will be via the existing carpark entrance off Collins Avenue East.
3035/24	Beaumont Hospital, Beaumont Road, Beaumont, Dublin 9	PERMISSION for the development of a new ground floor, single storey electrical switchroom to be located within an existing external courtyard. Gross floor area of new-build element will be 44m ² .
3145/23	1-3 Shantalla Road, 120 Beaumont Road, 122 Beaumont Road, Beaumont, Dublin 9	Permission is sought to alter and extend the premises known as Beaumont House and the two immediately adjoining properties to provide 32 no. guest bedroom accommodation as follows: 1. relocate off-license within the ground floor licensed premises and associated internal alterations including provision of toilets, staff facilities and reception area; 2. change use of 1st floor bar, toilets and stores into guest bedroom accommodation; 3. erect 2 no. 1st floor extensions to rear of premises to contain guest bedrooms, 4. change of use of existing adjoining property at 122 Beaumont Road from residential use to guest bedroom accommodation, including removal of existing front porch; 5. carry out all associated alterations to roofs and wall elevations and ancillary site works. Permission also sought to retain basement storage below part of the building and to retain the conversion of first floor accommodation in no. 120 Beaumont Road into guest bedrooms.
3274/23	1-3, Shantalla Road, 120 Beaumont Road & 122 Beaumont Road, Beaumont, Dublin 9	PERMISSION & RETENTION: Planning Permission is sought to alter and extend the premises known as Beaumont House and the two immediately adjoining properties to provide 32 No. guest bedroom accommodation, as follows: 1. Relocate Off- License within ground floor licensed premises and associated internal alterations including provision of toilets, staff facilities and reception area. 2. Change use of 1st floor bar, toilets, and stores into guest bedroom accommodation, 3. Erect 2 No. 1st floor extensions to rear of premises to contain guest bedrooms. 4. Change use of existing adjoining property at 122 Beaumont Rd. from residential use to guest bedroom accommodation, including removal of existing front porch. 5. Carry out all associated alterations to roofs and wall elevations and ancillary site works. Permission is also sought to retain basement storage below part of the building and to retain the conversion of first floor accommodation in No. 120 Beaumont Rd. into guest bedrooms, all at 1-3 Shantalla Road, 120 Beaumont Road & 122 Beaumont Beaumont, Dublin 9.
TA29N.313289	'Hartfield Place', Swords Road, Whitehall, Dublin 9	472 no. apartments, creche and associated site works.

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

are likely as a result of the proposed development in combination with other projects. No in combination effects are foreseen.

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

Conclusions

The nearest Natura 2000 site is the South Dublin Bay and River Tolka Estuary SPA (2.7km). Three watercourses are nearby: the Santry River approximately 1.8km north of the site, the River Tolka approximately 2.1km south, and the culverted Wad River directly adjacent to the site boundary (Figure 9). As no construction-related discharge or pollutants will enter the Wad River, the fact that construction related activities are restricted to within the site boundary and that the Wad River will not be impacted by construction works, it is not considered as a hydrological pathway to downstream European Sites. Foul wastewater from the proposed development site will be discharged to the existing public foul network and ultimately treated at Ringsend WwTP. Post standard petrochemical interception and onsite attenuation measures, it is proposed to discharge surface water to the existing public sewer network which ultimately outfalls to the River Tolka approximately 2.1km south of the site. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and Natura 2000 sites at Dublin Bay via surface water drainage during construction and operation of the proposed development. Relevant sites at Dublin Bay include North Dublin Bay SAC (4.5km), South Dublin Bay SAC (5.6km), South Dublin Bay and River Tolka Estuary SPA (2.7km), North Bull Island SPA (4.6km), and North-West Irish Sea SPA (7.5km). However, given the minimum distance from the proposed development site to these sites (2.7km), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network and River Tolka. In addition, no significant effects on any bird species listed as qualifying interests of the nearby SPAs are foreseen. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on European sites.

Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the existing public surface water drainage network via the indirect pathway during operation and construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

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

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

Data Used for AA Screening

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

References

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2. Assessment of Plans and Projects Significantly Affecting EUROPEAN Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC;
3. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
4. Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;
5. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging; http://ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
6. Managing EUROPEAN Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
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13. NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2017) Conservation Objectives: Ireland's Eye SAC 002193. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
15. NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
16. NPWS (2001) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2001) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2013) Conservation Objectives: Baldoyle Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
19. NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
20. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
21. NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht

22. NPWS (2024) Conservation Objectives: Ireland's Eye SPA 004117. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
23. NPWS (2024) Conservation Objectives: Howth Head Coast SPA 004113. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.