

# Report for the purposes of Appropriate Assessment Screening

as required under Article 6(3) of the Habitats Directive  
(Council Directive 92/43/EEC)

Proposed Shared Living Development  
at Brady's Public House Site  
Old Navan Road, Dublin 15

Prepared by: Moore Group – Environmental Services

22 July 2020



On behalf of Bartra Property (Castleknock) Limited  
& An Bord Pleanála

<b>Client</b>	Bartra Property (Castleknock) Limited
<b>Project</b>	Proposed Shared Living Development at Brady's Public House Site Old Navan Road, Dublin 15
<b>Title</b>	Report for the purposes of Appropriate Assessment Screening Proposed Shared Living Development at Brady's Public House Site Old Navan Road, Dublin 15

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**Appendix A – Finding of No Significant Effects Report**

## Abbreviations

AA	Appropriate Assessment
BRE	Building Research Establishment
EEC	European Economic Community
EPA	Environmental Protection Agency
EU	European Union
GIS	Geographical Information System
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Service
OSI	Ordnance Survey Ireland
pNHA	proposed Natural Heritage Area
SAC	Special Area of Conservation
SPA	Special Protection Area
WWTP	Waste Water Treatment Plant

# 1. Introduction

## 1.1. General Introduction

This Appropriate Assessment screening report has been prepared to support an application for planning permission for the proposed Project. This report contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) on the potential for a Project consisting of a proposed shared living development at Brady's Public House Site, Old Navan Road, Dublin 15, D15 W3FW (hereafter referred to as the proposed Project), to significantly affect European sites.

Screening determines whether appropriate assessment is necessary by examining:

- i) whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of the site, and
- ii) the potential effects of a project or plan, either alone or in combination with other projects or plans, on a Natura 2000 site in view of its conservation objectives and considering whether these effects will be significant.

Having regard to the provisions of the Planning and Development Act 2000 (section 177U and 177V), the purpose of a screening exercise under section 177U of the PDA 2000 is to determine whether it is necessary to carry out an "appropriate assessment" of the implications for a European site of the proposed project. The trigger for the requirement for an "appropriate assessment" is that the project, either individually or in combination with other plans or projects, is "likely to have a significant effect" on the European site.

In order to screen out a project, it must be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

If the effects are deemed to be significant, potentially significant, or uncertain, or the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation. If potential impacts clearly can be avoided through the modification or redesign of the plan or project, then the screening process is repeated on the altered plan or project.

When screening the project, there are two possible outcomes:

- the project poses no risk of a significant effect and as such requires no further assessment; and
- the project has potential to have a significant effect (or this is uncertain) and AA of the project is necessary.

This desktop report has been prepared by Moore Group - Environmental Services for Bartra Property (Castleknock) Limited and An Bord Pleanála and assesses the potential for the proposed development to impact on sites of European-scale ecological importance in accordance with Articles 6(3) and 6(4) of the Habitats Directive. The report was compiled by Ger O'Donohoe (B.Sc. Applied Aquatic Sciences (GMIT, 1993) & M.Sc. Environmental Sciences (TCD, 1999)) who has over 25 years' experience in environmental impact assessment and has completed numerous Appropriate Assessment Screening Reports and Natura Impact Statements in terrestrial and aquatic habitats.

## 1.2. Legislative Background - The Habitats and Birds Directives

It is necessary that the Project has regard to Article 6 of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (referred to as the Habitats Directive). This is transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477) (referred to as the Habitats Regulations).

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the EU. Under the Directive Member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a European Union context.

The Birds Directive (Council Directive 79/409/EEC and Council Directive 2009/147/EC on the Conservation of Wild Birds), is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

SACs designated under the Habitats Directive and SPAs designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs.

Articles 6(3) and 6(4) of the Habitats Directive set out the requirement for an assessment of proposed plans and projects likely to affect Natura 2000 sites.

Article 6(3) addresses the requirement to screen plans and projects and to carry out a further assessment if required (Appropriate Assessment (AA)). Article 6(4) establishes requirements in cases of imperative reasons of overriding public interest:

**Article 6(3):** *“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 subjected to an 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 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):** *"If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of the 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 the beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."*

These obligations in relation to Appropriate Assessment have been implemented in Ireland under Part XAB of the Planning and Development Act 2000, as amended, and in particular Section 177U and Section 177V thereof.

## 2. Methodology

The Commission's methodological guidance (EC, 2002) promotes a four-stage process to complete the AA process and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Stages 1-2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of Article 6(3) or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

**Stage 1 Screening:** The process which identifies the likely impacts upon a Natura 2000 site of a project or plan, either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant.

**Stage 2 Appropriate Assessment:** In this stage, there is a consideration of the impact of the project with a view to ascertain whether there will be any adverse effect on the integrity of the Natura 2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are predicted impacts, an assessment of the potential mitigation of those impacts is considered.

**Stage 3 Assessment of Alternative Solutions:** This stage examines alternative ways of implementing the project that, where possible, avoid any adverse impacts on the integrity of the Natura 2000 site.

**Stage 4 Assessment where no alternative solutions exist and where adverse impacts remain:** Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the sites will be necessary.

To ensure that the proposed Project complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to inform the screening for AA of the proposed Project to be undertaken by the competent authority to determine if the next stage (Stage 2) of the AA process is required.

## 2.1. Guidance

This report has been compiled in accordance with guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- 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); hereafter referred to as the EC Article Guidance Document.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC Environment Directorate-General, 2000); hereafter referred to as MN2000.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).

## 2.2. Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites, and the environment within which they are located, are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
  - National Parks & Wildlife (NPWS) protected site boundary data;
  - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
  - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
  - Open Street Maps;
  - Digital Elevation Model over Europe (EU-DEM);
  - Google Earth and Bing aerial photography 1995-2020;

- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including:
  - Natura 2000 - Standard Data Form;
  - Conservation Objectives;
  - Site Synopses;
- National Biodiversity Data Centre records;
  - Online database of rare, threatened and protected species;
  - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2013); and
- Relevant Development Plans and Local Area Plans in neighbouring areas;
  - Fingal County Development Plan 2017-2023

### 3. Description of the Project

This report presents a screening assessment of a Project consisting of a proposed shared living development at Brady's Public House Site, Old Navan Road, Dublin 15, D15 W3FW.

Bartra Property (Castleknock) Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this 0.3,170 ha site at Brady's Public House, Old Navan Road, Dublin 15, D15 W3FW.

The development will principally consist of: the demolition of the existing part 1 to part 2 No. storey over partial basement public house and restaurant building (1,243 sq m) and the construction of a part 1 to part 5 No. storey over basement Build-to-Rent Shared Living Residential Development (6,549 sq m) comprising 210 No. bedspaces (182 No. single occupancy rooms, 4 No. accessible rooms and 12 No. double occupancy rooms).

The development also consists of the provision of communal living/kitchen/dining rooms at each floor level to serve the residents of each floor; communal resident amenity spaces for all residents including tv/cinema room at basement level, gymnasium and lounge/reception area at ground floor level, a library/study at third floor level and a private dining room at fourth floor level; external roof terrace at third floor level (78 sq m) facing north-east, north-west and south-west; external communal amenity courtyards at basement (170 sq m) and ground floor level (336 sq m); external amenity space at basement level accessed from the communal living/kitchen/dining room (30 sq m); balconies at third floor level facing north-east/north-west (14.35 sq m); resident facilities including launderette, linen store, accessible WC and bin store; 2 No. accesses to the public park along the north-eastern boundary; 2 No. car-share parking spaces; a lay-by and delivery bay; emergency gate access to the courtyard (north-west boundary); bicycle parking; boundary treatments; hard and soft landscaping; plant; PV panels; substation; switch room; generator; lighting; and all other associated site works above and below ground.

The proposed development is to be connected to existing Irish Water sewers for both surface water and foul water.

Figure 1 shows the location of the proposed development and Figure 2 shows a detailed view of the existing site. Figures 3 shows the ground floor layout of the proposed development.

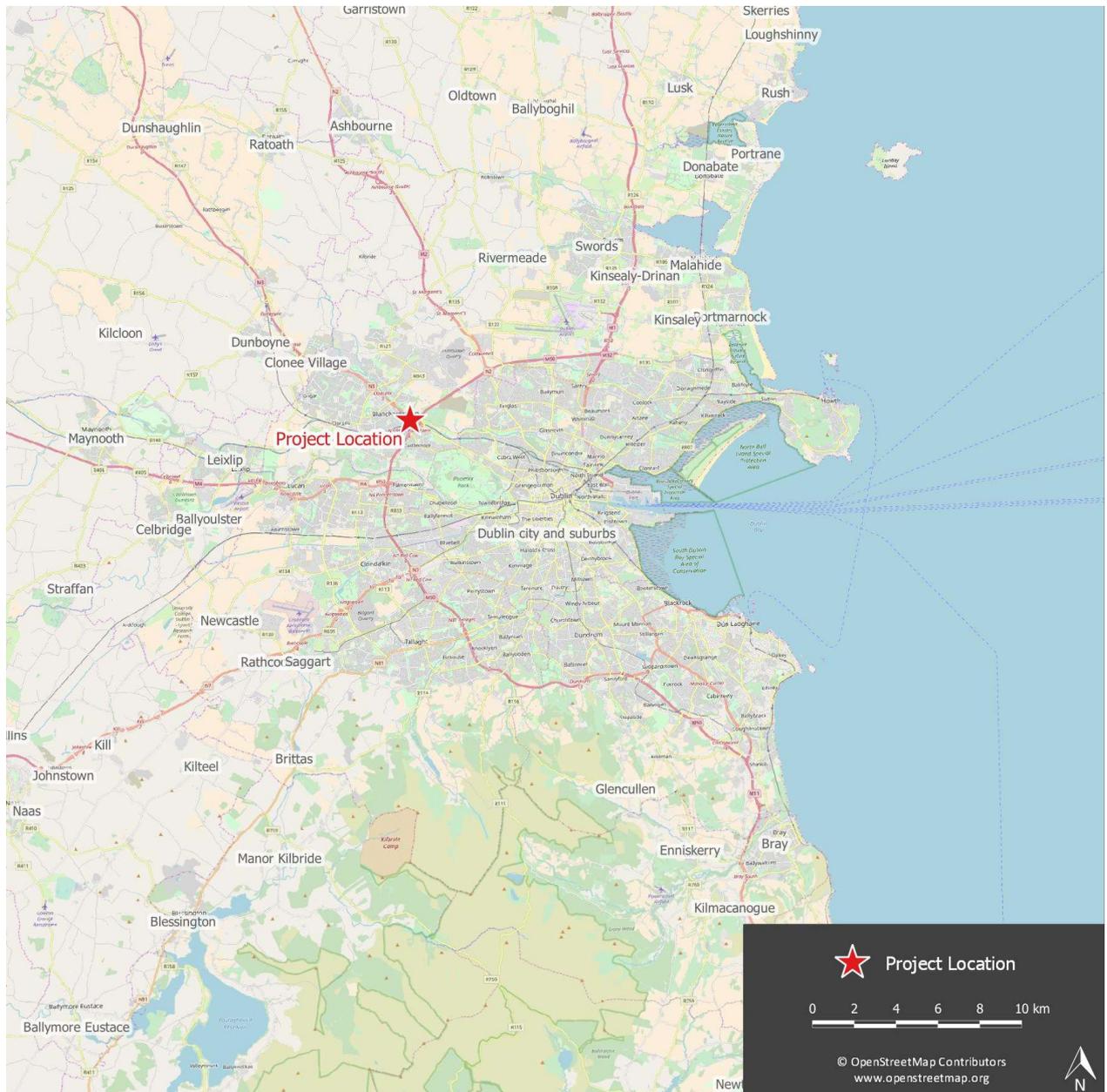


Figure 1. Showing the Project location at Castleknock-Blanchardstown, County Dublin.

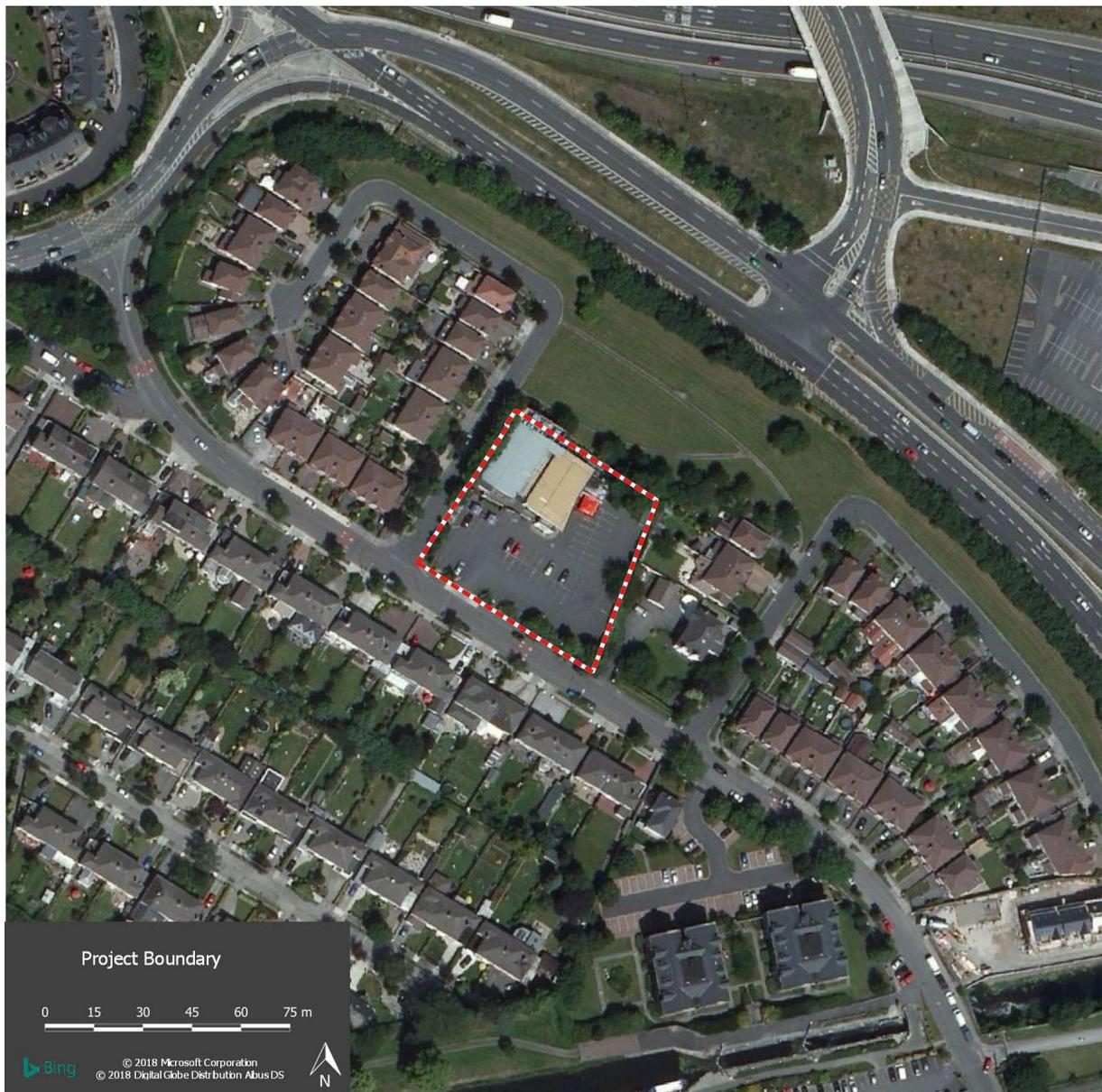


Figure 2. Detailed view of the of the Project area at Brady's Public House Site, Old Navan Rd., Blanchardstown.

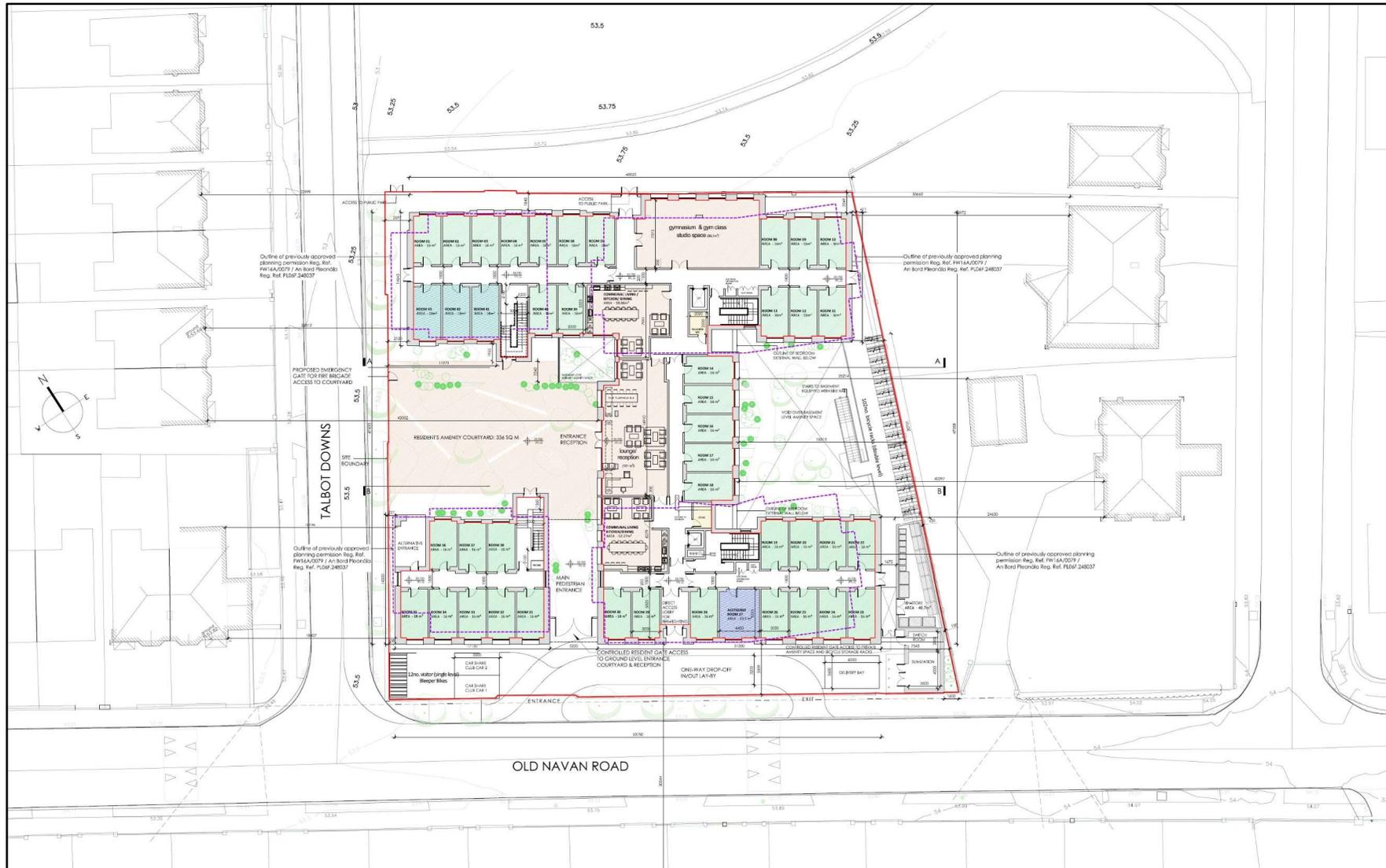


Figure 3. Proposed ground floor layout of the Project.

## 4. Identification of Natura 2000 Sites

### 4.1. Description of European Sites Potentially Affected

Departmental guidance suggests an assessment of European sites within a zone of impact of 15 km. This distance is a guidance only and the zone of impact has been identified taking consideration of the nature and location of the proposed Project to ensure all European sites with connectivity to it are considered in terms of a catchment-based assessment.

A zone of impact may be determined by connectivity to the Project in terms of:

- Nature, scale, timing and duration of works and possible impacts, nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of pathways (dilution and dispersion; intervening 'buffer' lands, roads etc); and
- Sensitivity and location of ecological features.

European sites that are located within 15 km of the Project are listed in Table 1. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website on the 3<sup>rd</sup> of September 2018 and reviewed on 21<sup>st</sup> August 2019.

*Table 1 European Sites located within 15km of the Project.*

Site Code	Site name	Distance (km)
000205	Malahide Estuary SAC	14.05
000206	North Dublin Bay SAC	12.57
000210	South Dublin Bay SAC	11.56
001209	Glenasmole Valley SAC	13.86
001398	Rye Water Valley/Carton SAC	8.3
004006	North Bull Island SPA	12.56
004024	South Dublin Bay and River Tolka Estuary SPA	9.57
004025	Broadmeadow/Swords Estuary SPA	14.08

The Project is located within the suburban environment of Castleknock-Blanchardstown. The closest European site is Rye Water Valley/Carton SAC (Site Code 001398). However, this site is hydrologically upstream of the Project and therefore has no relevant connectivity. The closest sites with potential connectivity are located in Dublin Bay and the nearest of these is the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 9.5 km to the east of the Project. There is no hydrological connectivity between the Project site and the River Tolka.

Considering the scale of the proposed Project, and the distance to the Dublin Bay European sites, it is evident that there is no relevant hydrological or meaningful biological connectivity (See Figures 4 and 5). Furthermore, there is no relevant connectivity to any other European sites located within the potential zone of impact of the proposed Project.

Given the scale of the proposed works and their location within the suburban environment of Castleknock-Blanchardstown, there is no potential for significant effects during the construction phase. Similarly, in light of the developments proposed connection to existing municipal sewers for foul water and surface water, there are no significant emissions predicted during its operational phase.

Give the above analysis, it is considered that there will be no potential for significant effects on any European site and therefore potential effects on European sites can be excluded at this preliminary screening stage.

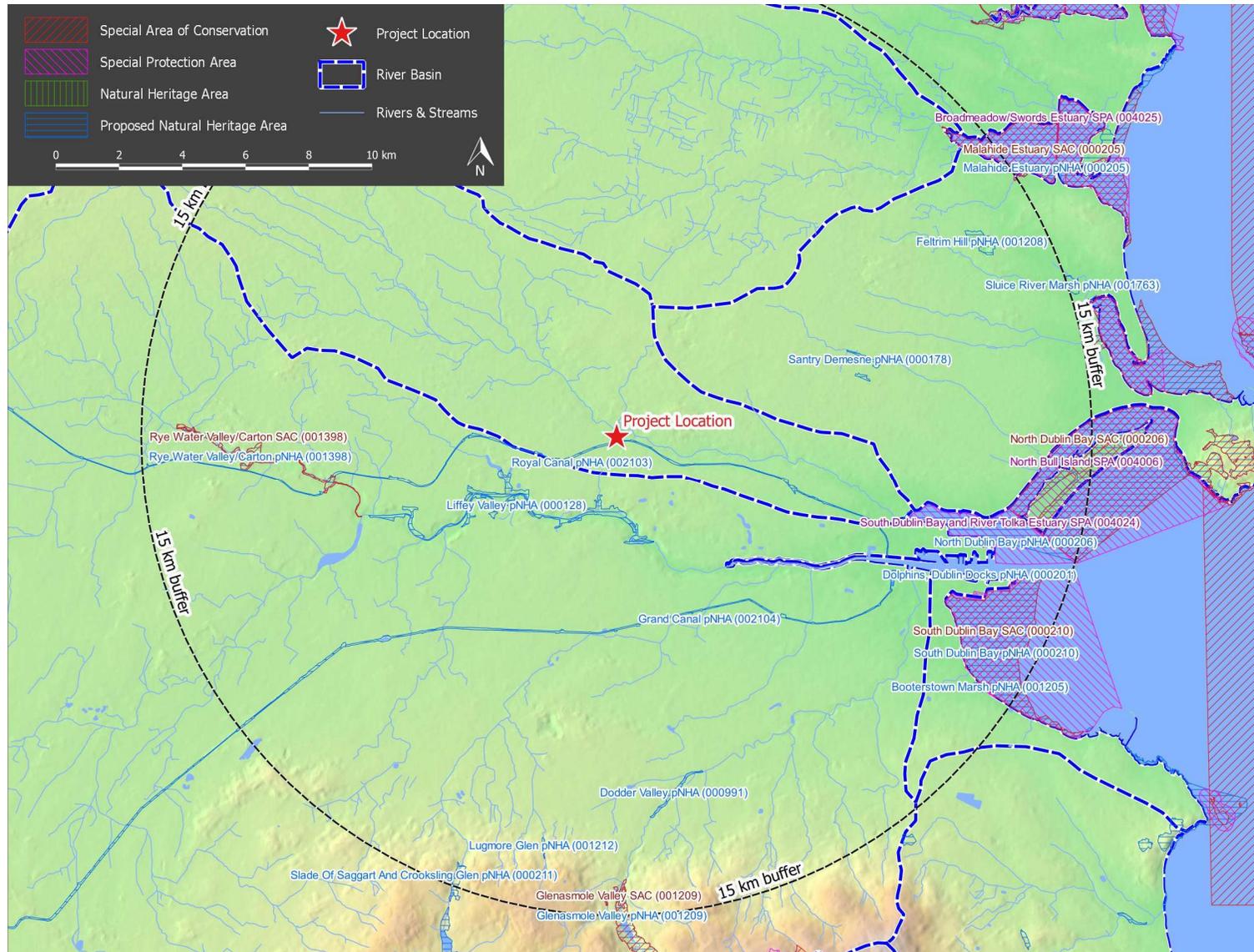


Figure 4. Showing European sites and NHAs/pNHAs located within 15km of the Project.

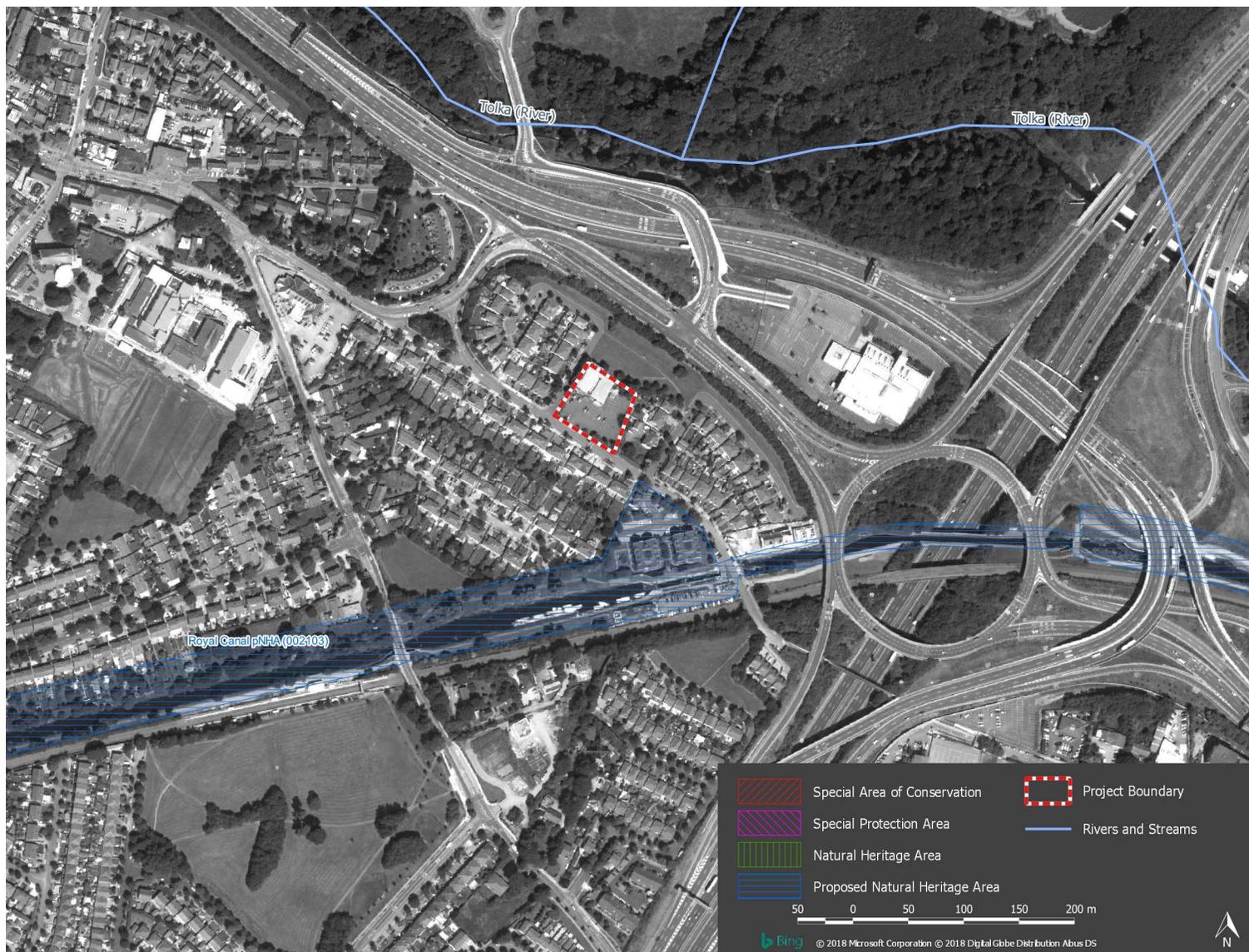


Figure 5. Detailed view of European sites and NHAs/pNHAs in the vicinity of the Project.

## 4.2. Ecological Network Supporting Natura 2000 Sites

An analysis of the proposed Natural Heritage Areas and designated Natural Heritage Areas in terms of their role in supporting the species using Natura 2000 sites was undertaken. It was assumed that these supporting roles mainly related to mobile fauna such as mammals and birds which may use pNHAs and NHAs as "stepping stones" between Natura 2000 sites.

Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account during the rest of the AA process.

The Project is located approximately 35 m to the north of the Royal Canal proposed Natural Heritage Area. However, there is no relevant biological connectivity with the Project and the Grand Canal. There are no other conservation sites with potential connectivity to the subject site that would be affected by the proposed Project.

## 5. Identification of Potential Impacts & Assessment of Significance

### 5.1. Potential Impacts

The Project is located within the suburban environment of Castleknock-Blanchardstown. The closest European site is Rye Water Valley/Carton SAC (Site Code 001398). However, this site is hydrologically upstream of the Project and therefore has no relevant connectivity. The closest sites with potential connectivity are located in Dublin Bay and the nearest of these is the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 9.5 km to the east of the Project. There is no hydrological connectivity between the Project site and the River Tolka.

Considering the scale of the proposed Project, and the distance to the Dublin Bay European sites, it is evident that there is no relevant hydrological or meaningful biological connectivity (See Figures 4 and 5). Furthermore, there is no relevant connectivity to any other European sites located within the potential zone of impact of the proposed Project.

Given the scale of the proposed works and their location within the suburban environment of Castleknock-Blanchardstown, there is no potential for significant effects during the construction phase. Similarly, in light of the developments proposed connection to existing municipal sewers for foul water and surface water, there are no significant emissions predicted during its operational phase.

Give the above analysis, it is considered that there will be no potential for significant effects on any European site and therefore potential effects on European sites can be excluded at a preliminary screening stage.

## 5.2. Assessment of Potential Cumulative Effects

Cumulative impacts or effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects as a result of the coming together of two or more effects.

As part of the Screening for an Appropriate Assessment, in addition to the proposed works, other relevant projects and plans in the region must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination or cumulative effects / impacts of the proposed development with other such plans and projects on the Natura 2000 sites.

A review of the planning section of the Fingal County Council website indicates that, within the last three years, apart from the previous application for the subject site (FW16A/0079), there have been 8 applications granted permission which contain the term 'Old Navan Road' in their address details.

FW16B/0001: Permission for the construction of a single storey rear extension with side projection and new pedestrian access gate, all with associated site works. Granted with conditions.

16/4012/Rev: Increase in size of building, reconstruction (due to collapse) of building to be retained and revisions to internal layout. Granted with conditions.

FW16B/0070: The development consists of the conversion of the attached garage into bedrooms and the related works to realign the front facade to the one of the existing bungalow, the construction of a conservatory on the back of the building and the construction of a shed in the garden. Granted with conditions.

FW16A/0140: Provision of external signage to 3 no. elevations to read Beechview Medical and Dental with corporate logo with 2 no. directional signs all on pressed Dibond panels with individually illuminated laser cut letters to give halo effect in selected blue and grey colour. Granted with conditions.

FW17A/0070: 1 no. 2 storey extension to the north elevation, 1 no. part 1 storey and part 2 storey extension to north-west elevation and single storey extension to south elevation of existing 2 storey Clubhouse (total floor area of extensions 440 sq.m.), replacement of existing first floor balcony with new balcony to south and east elevations, new external concrete stairs to south-east balcony corner, removal of existing stairs from north-west corner, alterations to all existing elevations, providing new windows and doors, removal of existing tile cladding and replacement with new finishes, alterations and refurbishment to existing ground and first floor and all associated site development works, including 9 no. car parking spaces, landscaping, relocation of 3 no. flag poles and new signage to west elevation of Clubhouse entrance. Granted with conditions.

17/4222: It is proposed to carry out construction works to the existing Tennis Club. As the existing members' bar will be unavailable during the construction works, it is proposed to provide a temporary bar within a prefabricated structure at the north east corner of the site. Granted Fire Cert.

FW17A/0039: Temporary permission (for a period of 3 years) for a commercial vehicle sales facility comprising a sales office; storage/valet building; external storage/display area for vehicles; car parking; signage; landscaping and boundary treatment; and all associated site development and engineering works necessary to facilitate the proposed development. Retention planning permission is also sought for retention of site works including a gated vehicular access to the Old Navan Road, provision of hard standing surfacing on-site and metal boundary fencing. Granted with conditions.

17/4231/7D: It is proposed to extend both floor levels and carry out material alterations throughout the existing building. Granted with conditions.

Given that the proposed development is to be connected to the existing municipal sewer network and the lack of relevant connectivity to any European Sites, there will be no in-combination effects.

The Fingal County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Project site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the development area and surrounding townlands in which the development site is located, would be avoided.

Any new applications for the Project area will be initially assessed on a case by case basis by Fingal County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

## 6. Screening Statement

The Project is located within the suburban environment of Castleknock-Blanchardstown. The closest European site is Rye Water Valley/Carton SAC (Site Code 001398). However, this site is hydrologically upstream of the Project and therefore has no relevant connectivity. The closest sites with potential connectivity are located in Dublin Bay and the nearest of these is the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 9.5 km to the east of the Project. There is no hydrological connectivity between the Project site and the River Tolka.

Considering the scale of the proposed Project, and the distance to the Dublin Bay European sites, it is evident that there is no relevant hydrological or meaningful biological connectivity (See Figures 4 and 5). Furthermore, there is no relevant connectivity to any other European sites located within the potential zone of impact of the proposed Project.

Given the scale of the proposed works and their location within the suburban environment of Castleknock-Blanchardstown, there is no potential for significant effects during the construction phase. Similarly, in light of the developments proposed connection to existing municipal sewers for foul water and surface water, there are no significant emissions predicted during its operational phase.

Give the above analysis, it is considered that there will be no potential for significant effects on any European site and therefore potential effects on European sites can be excluded at a preliminary screening stage.

It has been objectively concluded by Moore Group Environmental Services that:

1. The Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment.
3. It is possible to rule out likely significant impacts on any European sites considered in the assessment.
4. It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the Project were to proceed.

It can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

It is the view of Moore Group Environmental Services that it is not necessary to undertake any further stage of the Appropriate Assessment process.

A finding of no significant effects report is presented in Appendix A in accordance with the EU Commission's methodological guidance (European Commission, 2001).

## 7. References

Department of the Environment, Heritage and Local Government (2010) Guidance on Appropriate Assessment of Plans and Projects in Ireland (as amended February 2010).

European Commission (2000) Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

European Commission Environment DG (2001) 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, Brussels.

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 interests, compensatory measures, overall coherence and opinion of the Commission. European Commission, Brussels.

European Commission (2018) Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

NPWS (2013) The Status of EU Protected Habitats and Species in Ireland. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin.

NPWS (2018) National Parks and Wildlife Service Metadata available online at <https://www.npws.ie/maps-and-data>

# Appendix A

## FINDING OF NO SIGNIFICANT EFFECTS REPORT

### Finding no significant effects report matrix

#### Name of project or plan

Proposed shared living development at Brady's Public House Site, Old Navan Road, Dublin 15.

#### Name and location of the Natura 2000 site(s)

The Project is located within the suburban environment of Castleknock-Blanchardstown. The closest European site is Rye Water Valley/Carton SAC (Site Code 001398). However, this site is hydrologically upstream of the Project and therefore has no relevant connectivity. The closest sites with potential connectivity are located in Dublin Bay and the nearest of these is the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 9.5 km to the east of the Project. There is no hydrological connectivity between the Project site and the River Tolka.

#### Description of the project or plan

This report presents a screening assessment of a Project consisting of a proposed shared living development at Brady's Public House Site, Old Navan Road, Dublin 15, D15 W3FW.

Bartra Property (Castleknock) Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this 0.3,170 ha site at Brady's Public House, Old Navan Road, Dublin 15, D15 W3FW.

The development will principally consist of: the demolition of the existing part 1 to part 2 No. storey over partial basement public house and restaurant building (1,243 sq m) and the construction of a part 1 to part 5 No. storey over basement Build-to-Rent Shared Living Residential Development (6,549 sq m) comprising 210 No. bedspaces (182 No. single occupancy rooms, 4 No. accessible rooms and 12 No. double occupancy rooms).

The development also consists of the provision of communal living/kitchen/dining rooms at each floor level to serve the residents of each floor; communal resident amenity spaces for all residents including tv/cinema room at basement level, gymnasium and lounge/reception area at ground floor level, a library/study at third floor level and a private dining room at fourth floor level; external roof terrace at third floor level (78 sq m) facing north-east, north-west and south-west; external communal amenity courtyards at basement (170 sq m) and ground floor level (336 sq m); external amenity space at basement level accessed from the communal living/kitchen/dining room (30 sq m); balconies at third floor level facing north-east/north-west (14.35 sq m); resident facilities including launderette, linen store, accessible WC and bin store; 2 No. accesses to the public park along the north-eastern boundary; 2 No. car-share parking spaces; a lay-by and delivery bay; emergency gate access to the courtyard (north-west boundary); bicycle parking; boundary treatments; hard and soft landscaping; plant; PV panels; substation; switch room; generator; lighting; and all other associated site works above and below ground.

The proposed development is to be connected to existing Irish Water sewers for both surface water and foul water.

#### Is the project or plan directly connected with or necessary to the management of the site(s)

No

#### Are there other projects or plans that together with the projects or plan being assessed could affect the site

A review of the planning section of the Fingal County Council website indicates that, within the last three years, apart from the previous application for the subject site (FW16A/0079), there have been 8 applications granted permission which contain the term 'Old Navan Road' in their address details.

FW16B/0001: Permission for the construction of a single storey rear extension with side projection and new pedestrian access gate, all with associated site works. Granted with conditions.

16/4012/Rev: Increase in size of building, reconstruction (due to collapse) of building to be retained and revisions to internal layout. Granted with conditions.

FW16B/0070: The development consists of the conversion of the attached garage into bedrooms and the related works to realign the front facade to the one of the existing bungalow, the construction of a conservatory on the back of the building and the construction of a shed in the garden. Granted with conditions.

FW16A/0140: Provision of external signage to 3 no. elevations to read Beechview Medical and Dental with corporate logo with 2 no. directional signs all on pressed Dibond panels with individually illuminated laser cut letters to give halo effect in selected blue and grey colour. Granted with conditions.

FW17A/0070: 1 no. 2 storey extension to the north elevation, 1 no. part 1 storey and part 2 storey extension to north-west elevation and single storey extension to south elevation of existing 2 storey Clubhouse (total floor area of extensions 440 sq.m.), replacement of existing first floor balcony with new balcony to south and east elevations, new external concrete stairs to south-east balcony corner, removal of existing stairs from north-west corner, alterations to all existing elevations, providing new windows and doors, removal of existing tile cladding and replacement with new finishes, alterations and refurbishment to existing ground and first floor and all associated site development works, including 9 no. car parking spaces, landscaping, relocation of 3 no. flag poles and new signage to west elevation of Clubhouse entrance. Granted with conditions.

17/4222: It is proposed to carry out construction works to the existing Tennis Club. As the existing members' bar will be unavailable during the construction works, it is proposed to provide a temporary bar within a prefabricated structure at the north east corner of the site. Granted Fire Cert.

FW17A/0039: Temporary permission (for a period of 3 years) for a commercial vehicle sales facility comprising a sales office; storage/valet building; external storage/display area for vehicles; car parking; signage; landscaping and boundary treatment; and all associated site development and engineering works necessary to facilitate the proposed development. Retention planning permission is also sought for retention of site works including a gated vehicular access to the Old Navan Road, provision of hard standing surfacing on-site and metal boundary fencing. Granted with conditions.

17/4231/7D: It is proposed to extend both floor levels and carry out material alterations throughout the existing building. Granted with conditions. Given that the proposed development is to be connected to the existing municipal sewer network and the lack of relevant connectivity to any European Sites, there will be no in-combination effects.

The Fingal County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same zone of impact of the Project site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the development area and surrounding townlands in which the development site is located, would be avoided.

Any new applications for the Project area will be initially assessed on a case by case basis by Fingal County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

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## ***THE ASSESSMENT OF SIGNIFICANCE OF EFFECTS***

### **Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.**

The Project is located within the suburban environment of Castleknock-Blanchardstown. The closest European site is Rye Water Valley/Carton SAC (Site Code 001398), however this site is hydrologically upstream of the Project and therefore has no relevant connectivity. The closest sites with potential connectivity are located in Dublin Bay and the nearest of these is the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 9.5 km to the east of the Project. There is no hydrological connectivity between the Project site and the River Tolka.

Considering the scale of the proposed Project, and the distance to the Dublin Bay European sites, it is evident that there is no relevant hydrological or meaningful biological connectivity (See Figures 4 and 5). Furthermore, there is no relevant connectivity to any other European sites located within the potential zone of impact of the proposed Project.

Given the scale of the proposed works and their location within the suburban environment of Castleknock-Blanchardstown, there is no potential for significant effects during the construction phase. Similarly, in light of the developments proposed connection to existing municipal sewers for foul water and surface water, there are no significant emissions predicted during its operational phase.

Give the above analysis, it is considered that there will be no potential for significant effects on any European site and therefore potential effects on European sites can be excluded at a preliminary screening stage.

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**Explain why these effects are not considered significant.**

See above.

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**List of agencies consulted: provide contact name and telephone or e-mail address**

The requirement for Appropriate Assessment Screening was determined through informal pre-planning consultation with Fingal County Council.

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**Response to consultation**

N/A.

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## *DATA COLLECTED TO CARRY OUT THE ASSESSMENT*

**Who carried out the assessment**

Moore Group Environmental Services.

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**Sources of data**

NPWS database of designated sites at [www.npws.ie](http://www.npws.ie)

National Biodiversity Data Centre database <http://maps.biodiversityireland.ie>

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**Level of assessment completed**

Desktop Assessment.

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**Where can the full results of the assessment be accessed and viewed**

[www.bartrablanchardstownshd.com](http://www.bartrablanchardstownshd.com)

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## *OVERALL CONCLUSIONS*

The Project is located within the suburban environment of Castleknock-Blanchardstown. The closest European site is Rye Water Valley/Carton SAC (Site Code 001398). However, this site is hydrologically upstream of the Project and therefore has no relevant connectivity. The closest sites with potential connectivity are located in Dublin Bay and the nearest of these is the South Dublin Bay and River Tolka Estuary SPA (Site Code 004024), which is located approximately 9.5 km to the east of the Project. There is no hydrological connectivity between the Project site and the River Tolka.

Considering the scale of the proposed Project, and the distance to the Dublin Bay European sites, it is evident that there is no relevant hydrological or meaningful biological connectivity (See Figures 4 and 5). Furthermore, there is no relevant connectivity to any other European sites located within the potential zone of impact of the proposed Project.

Given the scale of the proposed works and their location within the suburban environment of Castleknock-Blanchardstown, there is no potential for significant effects during the construction phase. Similarly, in light of the developments proposed connection to existing municipal sewers for foul water and surface water, there are no significant emissions predicted during its operational phase.

Give the above analysis, it is considered that there will be no potential for significant effects on any European site and therefore potential effects on European sites can be excluded at a preliminary screening stage.

It has been objectively concluded by Moore Group Environmental Services that:

1. The Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.

2. The Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment.
3. It is possible to rule out likely significant impacts on any European sites considered in the assessment.
4. It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the Project were to proceed.

It can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.

It is the view of Moore Group Environmental Services that it is not necessary to undertake any further stage of the Appropriate Assessment process.