

Appropriate Assessment Screening & Natura Impact Statement -
Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact
Statement) AA for a Proposed Residential Development on Lands at Confey,
Leixlip, Co. Kildare.



23rd June 2026

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On behalf of: Vanisland Limited.

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Introduction

The following Appropriate Assessment (AA) (Screening Stage) and Natura Impact Statement has been prepared by **Altamar Ltd.** at the request of Vanisland Limited. It relates to a proposed large-scale residential development on lands at Confey, Leixlip, Co. Kildare.

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 Natura 2000 sites. Natura 2000 sites are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

The AA Screening stage examines the likely significant effects of a plan or project, either on its own, or in combination with other plans and projects, upon a Natura 2000 site and considers whether, on the basis of objective scientific evidence, it can be concluded that there are not likely to be significant effects on any European site, in view of best scientific knowledge and the conservation objectives of the relevant European sites.

The Natura Impact Statement examines whether the plan or project, either alone, or in combination with other plans and projects, in the view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European sites.

Altamar Ltd.

Since its inception in 2001, Altamar 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 Altamar. 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 (2009/1477/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

Vanisland Limited, intend to apply for planning permission for a Large-scale Residential Development (LRD) on lands within the townlands of Newtown and Confey, Leixlip, Co. Kildare. The application site has an area of c. 7.5ha and is bound by the R149 to the east, the L1015 to the north, Paceland and Captains Hill (residential dwellings) to the north-east, greenfield lands to the west, and the Royal Canal to the south. The application site also includes a section of the L1015 to the north and a section of the R149 to the east and north-east, located within the townlands of Confey and Allenswood, and the associated verges and footpaths.

- (A) The construction of 272 no. residential units comprising: 101 no. terraced houses (54 no. 3-bed 2 no. storey houses, 39 no. 4-bed 2 storey houses and 8 no. 4-bed 3 no. storey houses); 12 no. own door 1-bed apartment units in an end of terrace (3 storey) arrangement in 4 no. locations throughout the site; 78 no. duplex apartment units (33 no. 2-bed and 45 no. 3-bed units) provided in terraced and end of terrace (3 storey) arrangements in 13 no. locations throughout the site; and provision of a mixed use area (referred to as Block A) comprising 81 no. apartments / duplex apartment units (29 no. 1-bed, 36 no. 2-bed, and 16 no. 3-bed units) in 4 no. blocks partially over a podium / ground level (Blocks A1 to A4) ranging from 3 no. storeys to 6 no. storeys;
- (B) The provision at ground floor of Block A of a childcare facility (c. 500 sq.m GFA) and associated play area, 3 no. commercial units with a total GFA of c. 615 sq.m (for Class 1- Shop, or Class 2- Office / Professional Services, or Class 11 Gym, or Restaurant / Café use, including ancillary takeaway use, or Class 8- Health Centre / Civic, or Cultural Use); a Restaurant / Café unit (c. 358 sq.m GFA), bike stores, bin stores, plant areas, 1 no. ESB substation and associated switch rooms, and car parking;
- (C) Block A1 (4 no. storeys over podium / ground floor level) includes 33 no. apartment / duplex apartment units (10 no. 1-bed 19 no. 2-bed, and 4 no. 3-bed units) from first floor to fourth floor level;
- (D) Block A2 (2 no. storeys over podium / ground floor level) includes 4 no. 3-bed duplex apartment units from first floor to second floor level;
- (E) Block A3 (5 no. storeys over podium / ground floor level) includes 36 no. apartment / duplex apartment units (15 no. 1-bed, 17 no. 2-bed units and 4 no. 3-bed units) from first floor to fifth floor level;
- (F) Block A4 (3 no. storeys over podium / ground floor level) includes 8 no. duplex apartment units (4 no. 1-bed and 4 no. 3-bed units) from first floor to third floor level;
- (G) All apartments / duplex apartment units and houses are provided with private amenity space in the form of gardens, balconies, or terraces;
- (H) The development provides public open space and communal open space to serve the residential units, and c. 1 ha of the proposed strategic open space comprising a linear park to the north of the Royal Canal;
- (I) Provision of 2 no. vehicular and pedestrian / cyclist access from the R149 to the east and the L1015 to the north; and proposed upgrades (horizontal widening and minor vertical road alignment) to the R149 to the east and to the L1015 along the northern boundary of the site;
- (J) The development will provide for a total of 370 no. car parking spaces; a total of 260 no. bicycle parking spaces; internal roads, pedestrian and cycle paths; and the provision of the proposed infrastructure up to the application site boundary to facilitate future connections to adjoining lands;
- (K) Provision of foul, watermain and surface water drainage, including upgrade works to the existing watermain along the R149; 3 no. ESB substations in total, public lighting; landscaping and boundary

treatment works; PV panels; services; bin and bicycle stores; and all associated infrastructure and site works to facilitate the development.

The site outline, site location and architectural plans are shown in Figures 1-4.

[Landscape](#)

The landscape strategy for the proposed development has been prepared by Bernard Seymour Landscape Architects. The proposed landscape masterplan is shown in Figure 5.



Project: Confey P1A LRD
 Location: Confey, Co. Kildare
 Date: 23rd June 2026
 Drawn By: Gayle O'Farrell (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

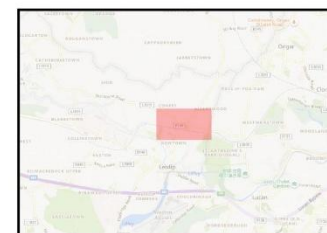


Figure 1. Site outline



Project: Confey P1A LRD
 Location: Confey, Co. Kildare
 Date: 23rd June 2026
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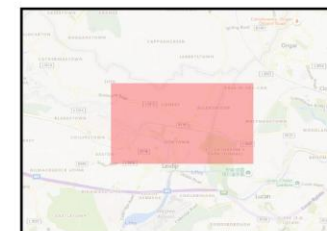


Figure 2. Site location



Figure 3. Proposed site layout plan



Notes & Key: HWS Ref: 4321
Dimensions are not to be scaled from on this document. Notably, Howells of discrepancies affecting the information shown. This drawing is copyright of Howells, the trading name of Glenn Howells Architects Limited.

The redline boundary shown is based upon OS information and is therefore indicative. Its precise location and relationship to Land Registry, land title and/or land ownership information is subject to confirmation from the client, and/or landowner. Howells take no responsibility for the precise location of legal boundaries indicated on this drawing and advise that a separate drawing is created by a specialist survey in order to establish such ownership and/or legal boundaries.

Application Boundary Line

Material Key

- 01 - Running bond brick to selected colour
- 02 - Brick soldier course to selected colour
- 03 - Aluminium window/door system to selected colour
- 04 - Powder coated aluminium balcony to selected colour
- 05 - Concrete sill to selected colour
- 06 - Powder coated aluminium infill panel to selected colour
- 07 - Running bond brick to selected colour
- 08 - Powder coated aluminium curtainwall system to selected colour

Scale: 1:200
Location:

Status: S0 - For Information

Revision History:	Checked: SJ
P01 - Issued for information	11/07/2025 SJ
P02 - Issued for information	11/08/2025 HWS
P03 - Amended Window Openings	10/09/2025 HWS
P04 - Issued for information	26/09/2025 HWS
P05 - Draft planning issue	13/10/2025 HWS
P06 - Updated drawings following client comments	27/10/2025 HWS
P07 - Draft Planning issue	27/04/2025 HWS

Project
Confeys Phase 1a LRD
Client:
Vanisland Limited
File Title: Scale: 1:200 @A1
Block MU1 - Elevations
File ID: Revision:
2583-HWS-MU1-XX-D-A-20200 P07

Howells

Figure 4. Block MU1 elevations



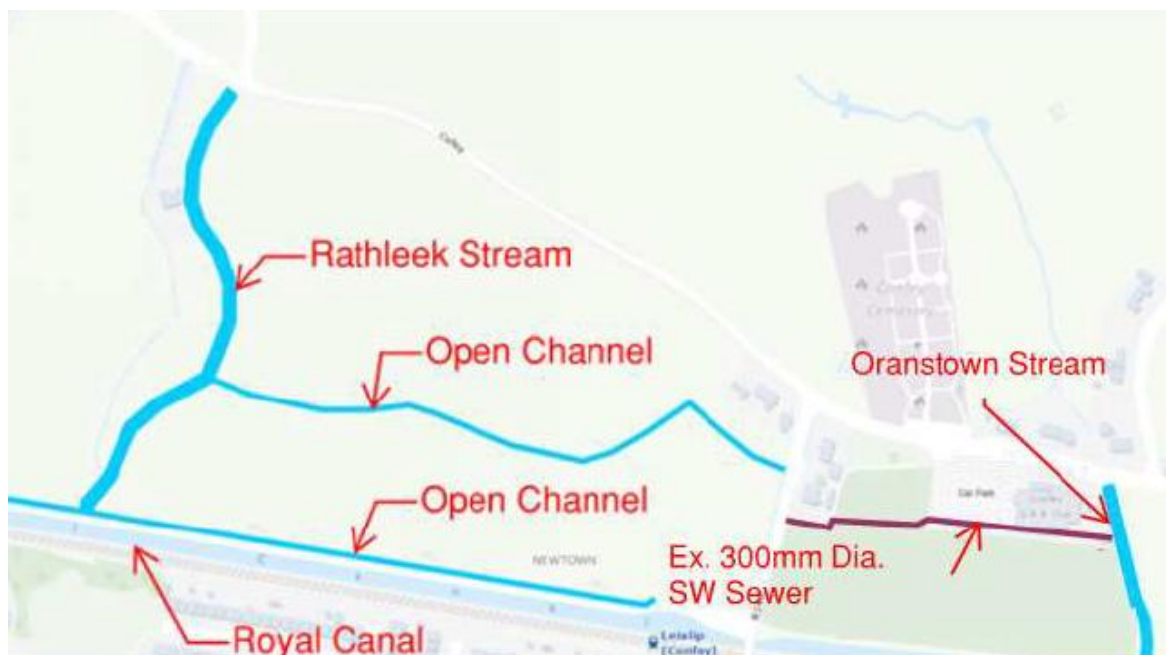
Figure 5. Landscape plan

Drainage

An Infrastructure Design Report has been prepared by Donnachadh O'Brien & Associates Consulting Engineers for the proposed development. It outlines the following drainage strategy:

'Existing Surface Water

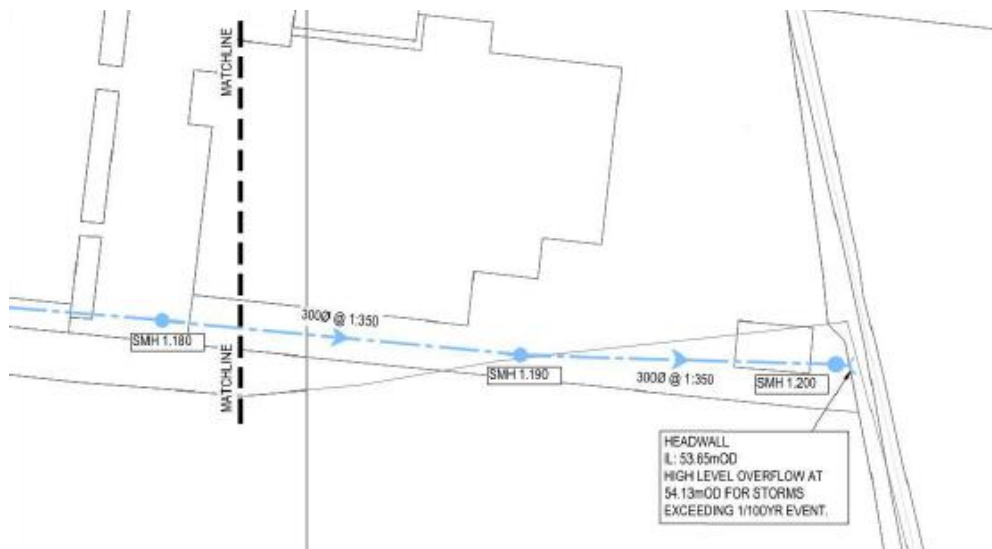
The Rathleek Stream is present to the west of the site and flows in a north-south direction prior to out falling to an existing culvert beneath the Royal Canal to the south-west of the subject lands. An open channel exists to the south of the site which drains the southern portion of the lands and also outfalls to the Rathleek Stream to the west. Finally, an open channel located in the centre of the site discharges to the existing 300mm surface water sewer located beneath the Confey GAA grounds to the east of the subject lands. This surface water outfalls to the Oranstown Stream which flows south and discharges to the River Liffey at Castle Park, Leixlip.



(Source: Infrastructure Design Report, Donnachadh O'Brien & Associates Consulting Engineers)

Proposed Surface Water Drainage Outfall

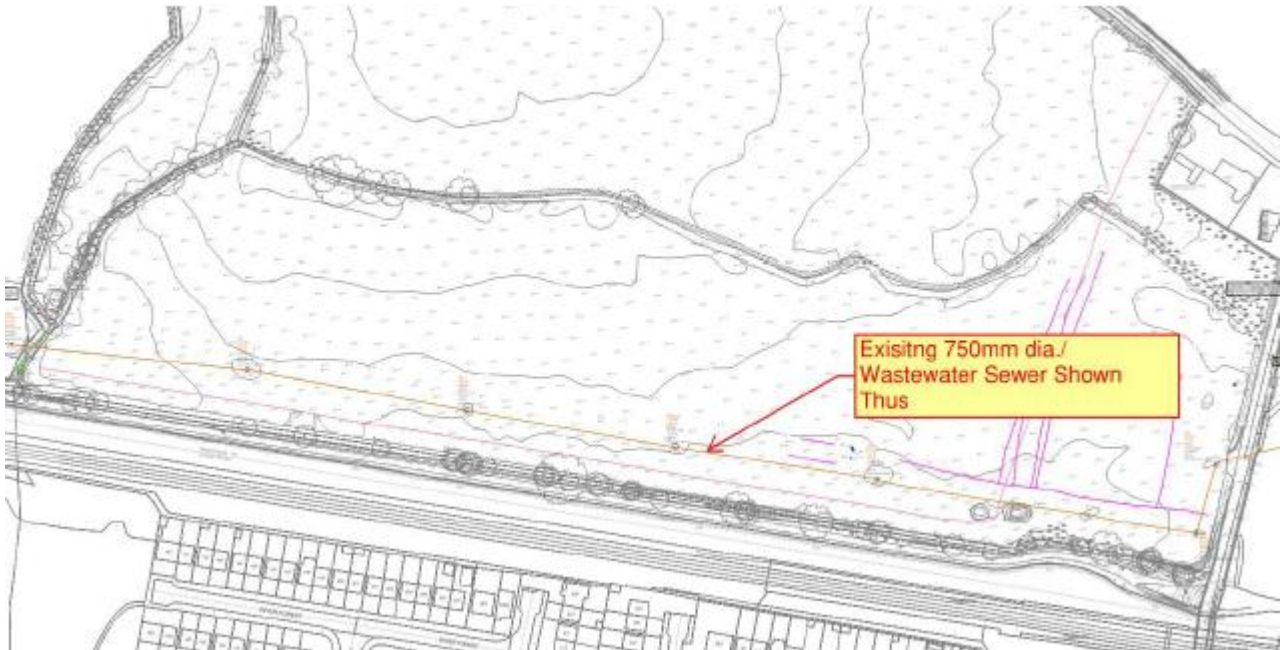
The proposed surface water drainage outfall from the site shall be conveyed to an existing Surface Water piped network traversing the Confey GAA Lands and ultimately discharging to the Oranstown Stream located to the west of the Confey GAA Lands as seen in Figure 3 above and Figure 4. The proposed outfall arrangement shall be provided with a highlevel overflow above the 1 in 100 year flood event at +54.13mOD as illustrated on Engineering Drawing C-0200.



(Source: Infrastructure Design Report, Donnachadh O'Brien & Associates Consulting Engineers)

Existing Wastewater Drainage

Uisce Eireann GIS mapping indicates the presence of an existing 750mm dia. Wastewater sewer located to the south of the subject site. The Applicant commissioned a Ground Penetrating Radar and Topographical Survey to confirm the Location and invert of the existing 750mm dia. Wastewater sewer which will receive flows from the proposed development. The proposed development will take cognisance of the minimum wayleave attributed to this existing infrastructure.



(Source: Extract from DOBA C-0150 Existing Services drawings illustrating location of existing 750mm dia. concrete wastewater sewer to the south of the subject site.)'

Proposed Wastewater Drainage

The proposed wastewater network will collect effluent from the new development via a main Wastewater drainage network which is located within the road network around the proposed development where it will finally discharge by gravity to the existing 750mm dia. Wastewater sewer to the south of the site.

Hydrological and Hydrogeological Qualitative Risk Assessment

A Hydrological and Hydrogeological Qualitative Risk Assessment has been prepared by AWN Consulting to accompany this planning application. The assessment concluded the following:

At present, the site has hydrological connection with the Rye Water Valley / Carton SAC via drainage, runoff, overland flow or baseflow to the local surface water drainage network which comprises onsite open channel drainage ditches which convey flow to the Confey/Rathleek Stream to the west of the site, which subsequently discharges to the River Rye Water (which hosts Rye Water Valley / Carton SAC).

The operational proposed development would have an indirect hydrological pathway / linkage to the Oranstown Stream, River Liffey, Liffey Estuary (Upper & Lower), Dublin Bay and the corresponding associated Natura 2000 conservation / protection areas via the proposed surface water (stormwater) drainage and the foul (wastewater) network which outfalls to Oranstown Stream (then River Liffey) and River Liffey, respectively (post treatment onsite via the proposed drainage design/strategy and post treatment offsite at Leixlip/Lower Liffey Valley Wastewater Treatment Plant WWTP / Lower Liffey Valley Regional Sewerage Scheme), albeit the source-pathway linkage is over a significant distance allowing for significant attenuation and large dilution factor and mixing (contribution from multiple watercourses downstream) within the drainage design, and downstream in the river / estuary catchment.

A hydrogeological connection may also exist to The Rye Water Valley / Carton SAC through the underlying "Locally Important Aquifer" (LI), due to the flow path distances (1km) typical within the Dublin GWB exceeding of separation (510m) from the proposed development sit, albeit via a moderate pathway distance and an underground flow path involving a significant dilution factor (and mixing) within the aquifer / groundwater body (Dublin GWB). The vertical migration to the underlying bedrock is minimised due to the low permeability nature of the overburden, which is characteristic of cohesive glacial clays, thereby further negating the potential for a hydrogeological linkage pathway to the sensitive receptors.

During the operational phase, there is low potential for a hydrogeological connection to the Rye Water Valley / Carton SAC given the proposed surface water (stormwater) drainage system will include hardstand, intercepting and directing rainfall / runoff to attenuation prior to ultimate discharge to the Oranstown Stream to the east of the site, which is not hydrologically connected to the aforementioned SAC.

There is an indirect source pathway linkage between the Proposed Development site and any open waters or Natura 2000 sites (i.e., Dublin Bay SAC's/SPA's) through the foul public sewer which will discharge to the public foul sewer network and eventually outfall to the Leixlip/Lower Liffey Valley WWTP / Lower Liffey Valley Regional Sewerage Scheme and ultimately discharges to the River Liffey and Dublin Bay. It should be noted that the Leixlip/Lower Liffey Valley WwTP has capacity for this proposed foul effluent (AER, 2024).

Even disregarding the operation of design measures including an attenuation system and petrol interceptors on site, it is concluded that there will be imperceptible impacts from the proposed development to the water bodies due to emissions from the site stormwater drainage infrastructure to the wider drainage network. It should be noted the proposal also includes an attenuation system, SuDS design measures and petrol / hydrocarbon interceptors as part of best practice project design, and these features will provide additional filtration from the site to the drainage network.

It is concluded that there are no pollutant linkages as a result of the construction or operation of the Proposed Development which could result in a water quality impact which could alter the habitat requirements of the Natura 2000 sites within the Rye Water / Carton SAC or Dublin Bay (and corresponding SPA/SAC/pNHA).

Finally, and in line with good practice, appropriate and effective mitigation measures will be included in the construction design, management of construction programme and during the operational phase of the proposed development. With regards to the construction phase, adequate mitigation measures will be incorporated in the Construction Environmental Management Plan (CEMP). These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in this assessment.'

Flood Risk Assessment

A Flood Risk Assessment has been prepared by JBA Consulting to accompany this planning application. The report concludes the following:

'A review of available flood information identified the Confey Stream as the primary source of flood risk. Historical data and predictive modelling, including the CFRAM Study, indicate that the development is in Flood Zone C. However, as the Confey Stream flows through the site, it is necessary to confirm this with detailed modelling.

To refine the understanding of flood risk, a site-specific 1D-2D hydraulic model was developed, incorporating channel survey data and a Digital Terrain Model (DTM). The modelling results confirmed that the site boundary is partially inundated during the 1% AEP and 0.1% AEP event. Climate change (MFRS scenario) and residual risks, including the potential blockage structures, were also assessed.

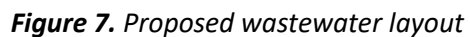
The results from the hydraulic model confirm that all residential areas of the site are located in Flood Zone C. In accordance with the FRA guidelines, it is recommended that all residential areas are retained in areas of the site classified as Flood Zone C.

Mitigation measures have been proposed, including setting the finished floor levels above the 0.1% AEP flood level, as described in Section 5.2.1. This will also protect the site from the predicted climate change and residual risk (blockage) flood events. A minimum freeboard of 1.47m has been provided over the 0.1% AEP flood event.

In summary, the proposed development will be raised above the 0.1% AEP flood levels, and all vulnerable development will be located in Flood Zone C. Additionally, this will protect the site from the predicted impacts of climate change and the identified residual risks.

Regarding pluvial flood risk, review of the available information and site topography does not indicate that the site is at risk of pluvial flooding. Surface water within the site will be managed through the provision of a stormwater system. Refer to the wider design statement and layout contained in the wider planning application for the stormwater details. To protect against potential surface water/pluvial flooding it is recommended that a threshold of 150mm is provided from the FFL to the external hardstanding areas.

The Flood Risk Assessment and strategic development recommendations were undertaken in accordance with 'The Planning System and Flood Risk Management' guidelines and agrees with the core principles contained within.'



Identification of Relevant European Sites

The following section identifies the relevant European sites, and compiles information on their qualifying interests and conservation objectives in addition to outlining the potential for significant effects on each site. The proposed development site is not located within a European site. As outlined in 'OPR Practice Note PN01; Appropriate Assessment Screening for Development Management' by the 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)."*

A key factor in the consideration as to whether or not a particular European site is likely to be affected by the proposed development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest Natura 2000 site is the Rye Water Valley/Carton SAC which is c. 500m south of proposed development site (Figure 11). This is the only Natura 2000 site within 15km of the proposed development.

Given the nature of the works, the proximity of the Rye Water Valley/Carton and the fact that the drainage ditch in the centre and along the southern site boundary discharges to the Rathleek Stream (located 124m to the west of the site boundary) which flows south from the proposed development site into the Rye Water River, it is considered that there is a direct hydrological pathway from the subject site to the Rye Water Valley/Carton SAC. In the absence of mitigation measures, there is the potential for significant effects on the Rye Water Valley/Carton SAC via works in the vicinity of the Rathleek Stream which could significantly impact on the QI species of this site via habitat degradation as a result of hydrological impacts.

During construction, there is also a potential hydrogeological connection from the proposed development site to the Rye Water Valley/Carton SAC. As outlined in the hydrogeological risk assessment *'A hydrogeological connection may also exist to The Rye Water Valley / Carton SAC through the underlying "Locally Important Aquifer" (LI), due to the flow path distances (1km) typical within the Dublin GWB exceeding of separation (510m) from the proposed development sit, albeit via a moderate pathway distance and an underground flow path involving a significant dilution factor (and mixing) within the aquifer / groundwater body (Dublin GWB). The vertical migration to the underlying bedrock is minimised due to the low permeability nature of the overburden, which is characteristic of cohesive glacial clays, thereby further negating the potential for a hydrogeological linkage pathway to the sensitive receptors.'* Given this, it is considered there is no potential impacts on the qualifying interests of the Rye Water Valley/Carton SAC via groundwater.

It is proposed to discharge surface water from the site to an existing surface water piped network traversing the Confey GAA lands which ultimately discharges to the Oranstown Stream located to the west of the GAA lands (Figure 10). This drainage network flows a short distance south where it outfalls to the River Liffey. The River Liffey in turn discharges to Dublin Bay over 20km downstream from the proposed development site and by extension, out of an abundance of caution, European sites at Dublin Bay including South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA. It is therefore considered that there is an indirect hydrological pathway between the proposed development site and European sites at Dublin Bay via the extended surface water drainage network.

However, despite the tenuous indirect hydrological pathway to five Natura 2000 sites at Dublin Bay (South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA and North-west Irish Sea SPA), due to the significant distance to the marine environment where these sites are located (c.20km minimum, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, it is considered that no significant effects are foreseen on Natura 2000 sites at Dublin Bay.

Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated along this public network and will not significantly impact on any European Site.

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 ZOI 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 Natura 2000 sites within 15km, and beyond 15km with the potential for a hydrological pathway are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened in/out in Table 2. SPA's and SAC's within 15km are seen in Figures 8 & 9. Watercourses, waterbodies, SACs and SPAs proximate to the subject site are demonstrated in Figures 10 - 12. Due to the significant distance to the marine environment, settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and lack of direct connectivity to other sites, it is considered that no significant effects are foreseen on Natura 2000 sites beyond 15km.

Table 1. Natura 2000 sites within 15km of the subject site and beyond 15km with a hydrological connection

Natura 2000 Site	Code	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
Rye Water Valley/Carton SAC	IE001398	500m	Yes
South Dublin Bay SAC	IE000210	18km	No
North Dublin Bay SAC	IE000206	20km	No
Special Protection Areas			
South Dublin Bay and River Tolka Estuary SPA	IE004024	17km	No
North Bull Island SPA	IE004006	20km	No
North-West Irish Sea SPA	IE004236	22km	No

Table 1. Initial screening of NATURA 2000 sites within 15km and NATURA 2000 sites with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE001398	Rye Water Valley/Carton SAC	IN	Conservation Objectives The maintenance of habitats and species within European 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 Petrifying springs with tufa formation (Cratoneurion) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] Potential Impact The proposed development is located approximately 500m from this SAC. Given the nature of the works, the proximity of the Rye Water River SAC and the fact that the drainage ditch in the centre and along the southern site boundary discharges to the Rathleek Stream (located 124m to the east of the site boundary) which flows south from the proposed development site into the Rye Water River, it is considered that there is a direct hydrological pathway from the subject site to the Rye Water Valley/Carton SAC. In the absence of mitigation measures, there is the potential for significant effects on the Rye Water

European Site Code	Name	Screened IN/OUT	Details/Reason
			Valley/Cartron SAC via works in the vicinity of the Rathleek Stream which could significantly impact on the QI species of this site via habitat degradation as a result of hydrological impacts. Additionally, it is proposed to discharge surface water from the site to an existing surface water piped network traversing the Confey GAA lands which ultimately discharges to the Oranstown Stream located to the west of the GAA lands (Figure 10). This drainage network flows a short distance south where it outfalls to the River Liffey c. 300m downstream of this SAC. As such, although the SAC is a short distance upstream of the surface water discharge point, there is the potential for QI species to inhabit this area of the River. Having regard to the nature and scale of the proposed development, and the intervening hydrogeological conditions, no likely significant effects on the Rye Water Valley/Cartron SAC are identified via hydrogeological pathways. While the SAC is associated with a Locally Important Aquifer (LI), the separation distance between the proposed development site and the SAC is c.500m, and any potential groundwater pathway would be indirect and subject to dilution and mixing within the Dublin Groundwater Body. Furthermore, the low permeability glacial clay overburden underlying the site limits vertical groundwater migration to the underlying bedrock aquifer, thereby reducing the potential for any meaningful hydrogeological connectivity with the SAC. On this basis, significant effects on the Rye Water Valley/Cartron SAC via groundwater pathways can be ruled out. Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated under license along this public network and will not significantly impact on this SAC. No significant effects on Natura 2000 sites are foreseen via foul drainage. Given the scale of the proposed development, the surface water drainage to the Rathleek Stream and the Oranstown Stream, and out of an abundance of caution, it is considered that in the absence of mitigation, there is the potential significant effects on this SAC. Mitigation measures will need to be in place to prevent dust, silt, hazardous materials and petrochemicals entering this SAC. For this reason (mitigation measures are required in relation surface water), it is necessary to proceed to a NIS on the effects of the project on this site in view of its conservation objectives. Significant effects are likely. NIS required.
IE000210	South Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within European 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
			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 Impact The proposed development is located approximately 18 km from this SAC. There is no direct hydrological pathway from the subject site to this SAC. There is a tenuous indirect hydrological pathway from the proposed development site to this SAC via surface water drainage to the Rye Water River and River Liffey via the onsite Rathleek Stream and the proposed surface water discharge to the Oranstown Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (18 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SAC via surface water drainage. Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated under license along this public network and will not significantly impact on this SAC. No significant effects on this SAC are foreseen via foul drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
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]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (<i>Petalophyllum ralfsii</i>) [1395] Potential Impact The proposed development is located approximately 20 km from this SAC. There is no direct hydrological pathway from the subject site to this SAC. There is a tenuous indirect hydrological pathway from the proposed development site to this SAC via surface water drainage to the Rye Water River and River Liffey via the onsite Rathleek Stream and the proposed surface water discharge to the Oranstown Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (20 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SAC via surface water drainage. Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated under license along this public network and will not significantly impact on this SAC. No significant effects on this SAC are foreseen via foul drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. 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. 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]

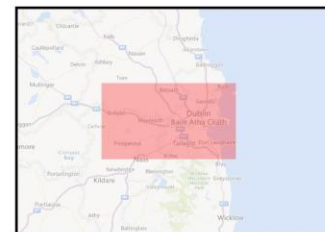
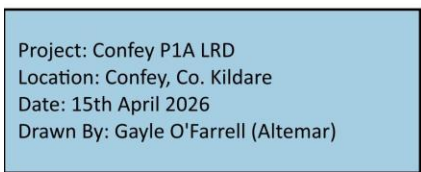
European Site Code	Name	Screened IN/OUT	Details/Reason
			Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999] Potential Impact The proposed development is located approximately 17 km from this SPA. There is no direct hydrological pathway from the subject site to this SPA. There is a tenuous indirect hydrological pathway from the proposed development site to this SPA via surface water drainage to the Rye Water River and River Liffey via the onsite Rathleek Stream and the proposed surface water discharge to the Oranstown Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (17 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SPA via surface water drainage. Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated under license along this public network and will not significantly impact on this SPA. No significant effects on this SPA are foreseen via foul drainage. Given the significant distance to this SPA, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen during construction or operation. The site is located within a semi-rural environment and consists mainly of arable farmland. The proposed building height is in line with the surrounding environment and would not impact on the flightlines of birds. A series of wintering birds surveys were undertaken by Altamar for the 2024, 2024/2025 & 2025/2026 season on the subject lands at Confey West. As concluded in the Wintering Bird Reports (Appendix I & II): <i>'The proposed development in Confey West will reduce available foraging areas for wintering birds, in particular for meadow pipits, linnets and skylarks. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red and amber listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout and landscape plan will continue to facilitate foraging by these species within the site.'</i>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<i>Out of an abundance of caution, mitigation measures are recommended. Following the full implementation of mitigation measures, no significant impacts on wintering bird species, particularly Qualifying Interests of nearby SPAs, are predicted.'</i> No potential impact is foreseen. There is no direct pathway from this site to the SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. 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 Impact The proposed development is located approximately 20 km from this SPA. There is no direct hydrological pathway from the subject site to this SPA. There is a tenuous indirect hydrological pathway from the proposed development site to this SPA via surface water drainage to the Rye Water River and River Liffey via the onsite Rathleek Stream and the proposed surface water discharge to the Oranstown Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (20 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey

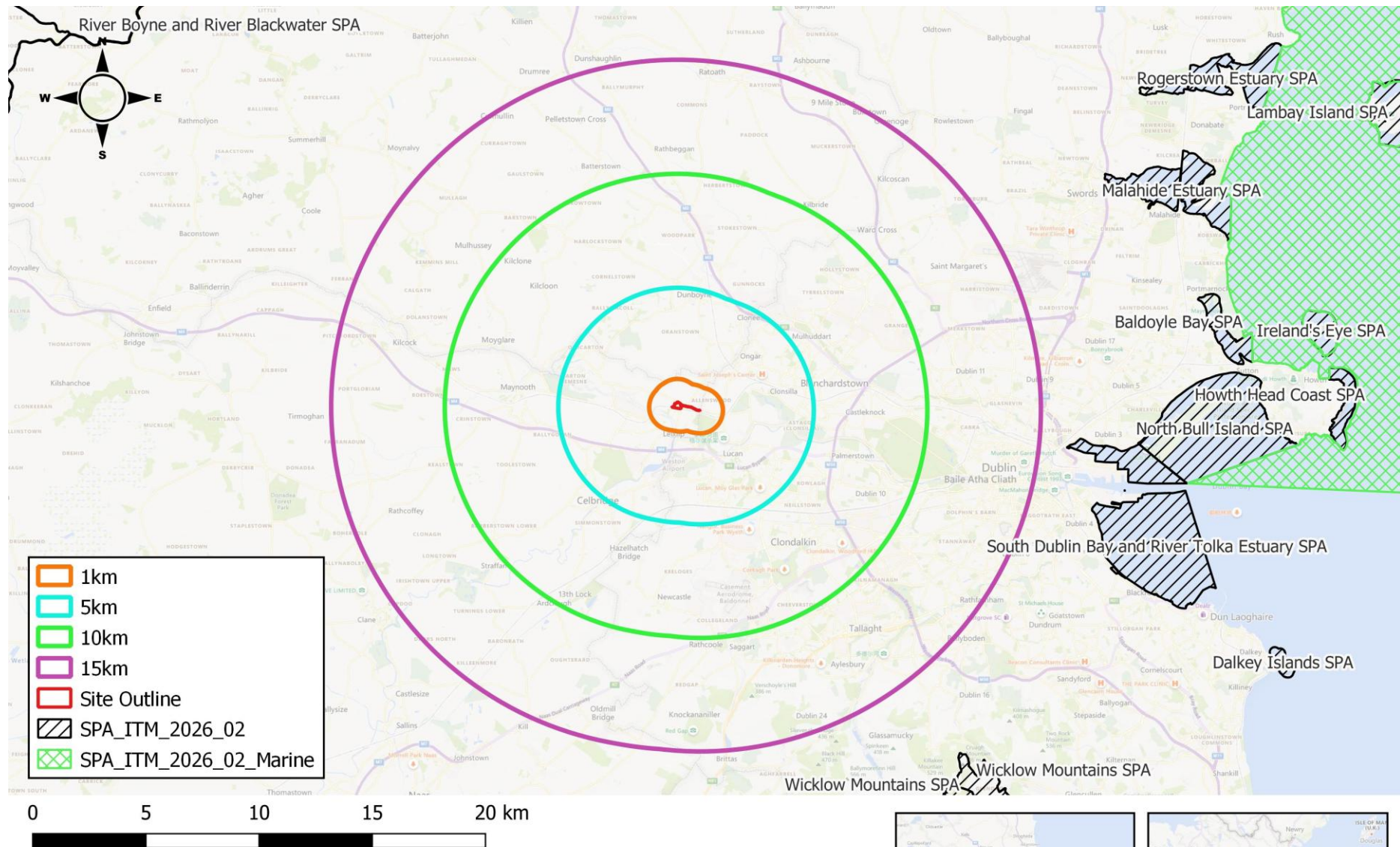
European Site Code	Name	Screened IN/OUT	Details/Reason
			and marine environment, and it is considered that no significant effects are foreseen on this SPA via surface water drainage. Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated under license along this public network and will not significantly impact on this SPA. No significant effects on this SPA are foreseen via foul drainage. Given the significant distance to this SPA, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen during construction or operation. The site is located within a semi-rural environment and consists mainly of arable farmland. The proposed building height is in line with the surrounding environment and would not impact on the flightlines of birds. A series of wintering birds surveys were undertaken by Altemar for the 2024, 2024-2025 & 2025/2026 on the subject lands at Confey West. As concluded in the Wintering Bird Reports (Appendix I & Appendix II): <i>'The proposed development in Confey West will reduce available foraging areas for wintering birds, in particular for meadow pipits, linnets and skylarks. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red and amber listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout and landscape plan will continue to facilitate foraging by these species within the site.'</i> <i>Out of an abundance of caution, mitigation measures are recommended. Following the full implementation of mitigation measures, no significant impacts on wintering bird species, particularly Qualifying Interests of nearby SPAs, are predicted.'</i> No potential impact is foreseen. There is no direct pathway from this site to the SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. 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]

European Site Code	Name	Screened IN/OUT	Details/Reason
			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] 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 Impact The proposed development is located approximately 22 km from this SPA. There is no direct hydrological pathway from the subject site to this SPA. There is a tenuous indirect hydrological pathway from the proposed development site to this SPA via surface water drainage to the Rye Water River and River Liffey via the onsite Rathleek Stream and the proposed surface water discharge to the Oranstown Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (22 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SPA via surface water drainage. Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated under license along this public network and will not significantly impact on this SPA. No significant effects on this SPA are foreseen via foul drainage. Given the significant distance to this SPA, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen during construction or operation. The site is located within a semi-rural environment and consists mainly of arable farmland. The proposed building height is in line with the surrounding environment and would not impact on the flightlines of birds. A series of wintering birds surveys were undertaken by Altamar for the 2024, 2024-2025 & 2025/2026 season on the subject lands at Confey West. As concluded in the Wintering Bird Reports (Appendix I & II): <i>'The proposed development in Confey West will reduce available foraging areas for wintering birds, in particular for meadow</i>

European Site Code	Name	Screened IN/OUT	Details/Reason
			<i>pipits, linnets and skylarks. Impacts on wintering bird species moving between foraging and roosting sites are not likely in the absence of mitigation measures. The proposed development is likely to reduce total foraging area within the survey area for red and amber listed species recorded during surveys. However, the reduction of foraging area for these species is not considered significant due to the scale of the development in the context of the surrounding areas and habitats available, and as the proposed site layout and landscape plan will continue to facilitate foraging by these species within the site.</i> <i>Out of an abundance of caution, mitigation measures are recommended. Following the full implementation of mitigation measures, no significant impacts on wintering bird species, particularly Qualifying Interests of nearby SPAs, are predicted.'</i> No potential impact is foreseen. There is no direct pathway from this site to the SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.



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Project: Confey P1A LRD
 Location: Confey, Co. Kildare
 Date: 15th April 2026
 Drawn By: Gayle O'Farrell (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

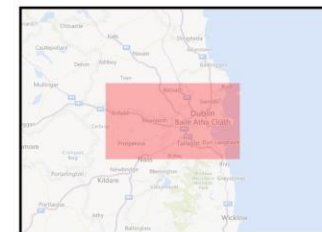


Figure 9. SPAs within 15km of the subject site (none)

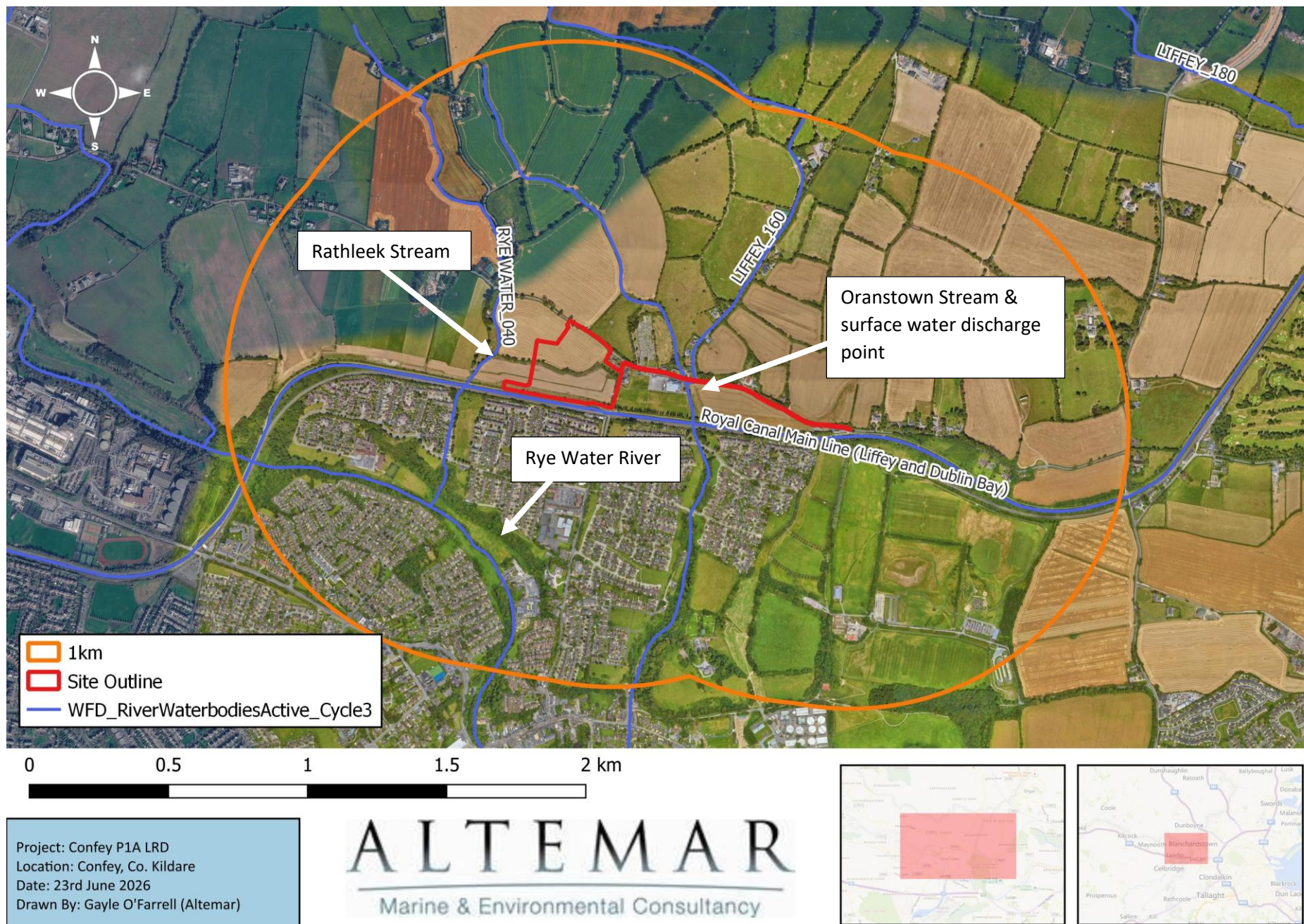
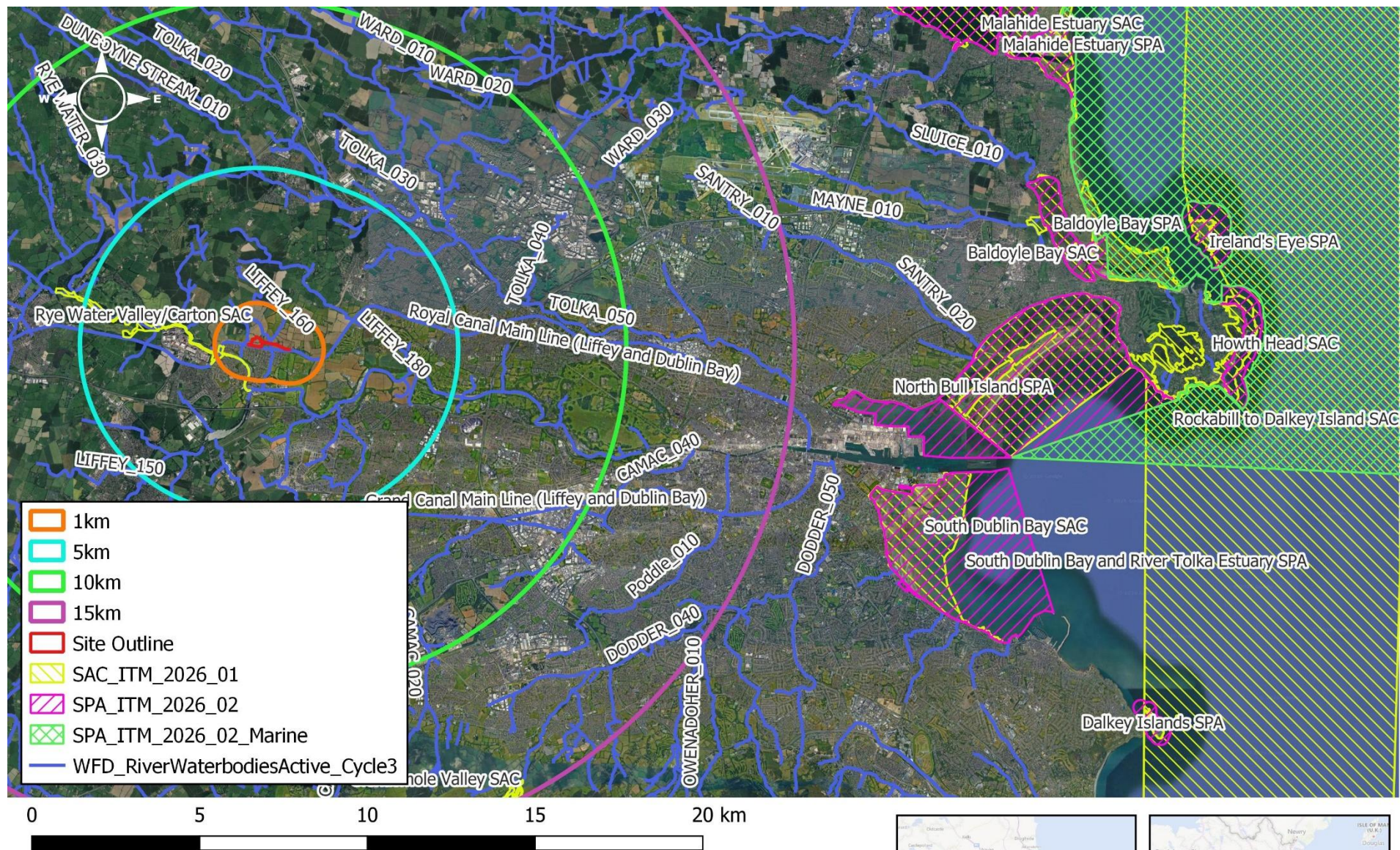




Figure 11. Watercourses and SACs within 1km of the development



Project: Confey P1A LRD
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 Drawn By: Gayle O'Farrell (Altamar)

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 Marine & Environmental Consultancy



Figure 12. Watercourses proximate to the site leading to designated sites at Dublin Bay

In-Combination Effects

There are several proposed developments (within the last five years) located in the area immediately surrounding the subject site that have been assessed for potential in-combination effects through the examination of planning documentation. It is noted that much of the development within the vicinity of the site relate to applications for single private dwelling extensions and small-scale works, many of which have been completed. The following is a list of planning applications as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal²:

Table 3. In-combination effects considered

Ref. No.	Address	Proposal
315725	Mariavilla, Carton Demesne, Oldcarton, Catherinestown, Kellystown, Ravensdale, Sion and Confey, Co. Kildare.	Upgrades to existing network and provision of new pipeline. A Natura Impact Statement (NIS) was submitted with this application.
211191	Creighton Park , Leixlip , Co. Kildare.	the construction of a 9.5 metre x 10.21 metre by 5 metre high concrete hurling skills wall in a "H" configuration and centred on a 29.9 metre x 10.55 play area. Lighting to be provided by 4 No. spotlights (2 No. directed to each side of centre wall) and mounted on a metal frame affixed to the centre wall at a height of 6.645m above ground level. The application also covers retention permission for removal of a disused modular waste water treatment system and distribution box
2149	367 River Forest , Leixlip , Co. Kildare W23 X9X2.	construction of a two storey kitchen, living room and bedroom extension to rear of house together with a single storey porch and lounge extension to front as well as attic conversion to storeroom with raised gable wall to facilitate access to same with all ancillary site and drainage works
23184	319 River Forest , Leixlip , Co. Kildare	a new two-bedroom, two storey, semi-detached dwelling in the existing side garden area to include for off street parking for both the existing and proposed dwellings, connections to all services and all associated site development works. Revised by Significant Further Information the changes to the design include a reconfiguration of the rear boundary and increase in ground floor area.
23855	235 River Forest Estate , Leixlip , Co. Kildare	A single storey structure at rear of house site relating to Planning Permission Register Number 23/123, for uses incidental to enjoyment of the dwelling including home office, home art studio, storeroom.
22784	Mariavilla Carton Demesne , Oldcarton Catherinestown Kellystown Ravensdale , Sion and Confey	development at this site in the townlands of Mariavilla, Carton Demesne, Oldcarton, Catherinestown, Kellystown, Ravensdale, Sion and Confey. The development will traverse the administrative areas of both Kildare County Council and Meath County Council. The development within the Kildare County Council administrative area will consist of: (a) Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey.
2560058	Confey GAA Club Creighton Park, Leixlip, Co. Kildare	for the construction of a 1913 Sqm enclosed astro turf playing pitch. Lighting to be provided by 4 No 15m high spotlights poles with up to 7 clustered light fittings on each (1 No pole located at each corner of the playing pitch) Along with 2 No ball stop nets erected on each end of the pitch. Pitch to be enclosed with a 3m high mesh fence with ball stop netting over to 6m high. Revised by Significant Further Information which consists of: Willing to erect the lights on columns that are up to 18m high.

² <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de>

FW26A/00 17E (FI Requested)	Locations across Fingal in an east to west direction crossing the townlands of Ashtown, Castleknock, Blanchardstown, Carpenterstown, Sheepmoor, Diswellstown, Porterstown, Annfield, Kellystown, Woodlands, Clonsilla, Barberstown, Barnhill and, Passifyoucan	The Electricity Supply Board (ESB) intends to apply for permission for a 10-year approval for development at this site consisting of up to approximately 25.74 kilometres (km) of 38 kilovolts (kV) underground cable at various locations in County Fingal with a total site area of c. 28.78ha. The proposed Coolmine 38 kV Cable Route section runs across the County in an east to west direction from the County boundary within Dublin City Council in the east to the County boundary with Kildare County Council in the west and crosses the townlands of Ashtown, Castleknock, Blanchardstown, Carpenterstown, Sheepmoor, Diswellstown, Porterstown, Annfield, Kellystown, Woodlands, Clonsilla, Barberstown, Barnhill and Passifyoucan. The proposed development consists of the installation of a 25.74 km section of the proposed Coolmine 38 kV Cable Route and all associated site and development works within the administrative area of Fingal County Council (FCC). The proposed Coolmine 38 kV Cable Route section in FCC connects to the approved Granard 38 kV substation (ACP Ref. 314232), existing Coolmine 38 kV substation, approved Carpenterstown 38 kV substation (ACP Ref. 314232) and the approved Hansfield 38 kV substation (ACP Ref. 314232) from east to west. The primary purpose of the proposed underground cables is to provide electrical power to the Dart+ West Railway project as granted under the DART+ West Railway Order (ACP Ref. 314232).
2660044	The site consistig of up to approximately 15.05 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County Kildare with a total site area of c. 16.13ha.	a 10-year approval for development at this site consisting of up to approximately 15.05 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County Kildare with a total site area of c. 16.13ha .
2561155	Co. Kildare	works to uprade the existing Rinawade – Dunfirth Tee – Kinnegad 110kV overhead line (OHL).
FW26A/01 96E	located within the public road network along the R149, passing partly through the townlands of Allenswood, St. Catherines Park, Coldblow, Westmanstown, and Passifyoucan Co. Dublin.	The development will comprise of: - Installation of a new water supply main of approximately 1760m of 250mm Dia. uPVC pipe to replace an existing 75mm uPVC main; - Installation of a new water supply main of approximately 530m of 250mm Dia. uPVC pipe to replace an existing 100mm uPVC main; - A section of an existing 100mm Dia. main to be decommissioned and rerouted to the existing 355mm main; and - All associated underground connections, including valves, hydrants, meters, and associated chambers and chamber covers, and all ancillary site development and infrastructure works.

The proposed project is within a greenfield site, zoned in the Kildare County Development Plan 2023-2029 for new residential and mixed-use development, bordered largely by agricultural lands with sporadic developments in the area. Most of the applications outlined above relate to small scale projects with temporary/short term construction phases, and relating to the alterations of existing structures, or minor public infrastructural improvements. Any larger-scale developments in the wider area are subject to separate planning processes and are not foreseen to have significant in-combination effects with the proposed project, as the projects will be designed to ensure, and will not be consented unless, there are no likely significant effects on any European sites.

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 will be seen as a result of the proposed development alone or combination with other projects. **No projects in the vicinity of the proposed development would be seen to have a likely significant in combination effect on Natura 2000 sites.**

Appropriate Assessment Conclusions

An initial screening of the proposed works, using the precautionary principle (without the use of any standard construction phase controls or mitigation measures) and the Source/Pathway/Receptor links between the proposed works and Natura 2000 sites with the potential to result in significant effects on the conservation objectives and features of interest of the Natura 2000 sites was carried out in Table 2. Based on best scientific knowledge and objective information and assessment, the possibility of significant effects caused by the proposed project was excluded for the following Natura 2000 sites:

Special Areas of Conservation

- South Dublin Bay SAC
- North Dublin Bay SAC

Special Protection Areas

- South Dublin Bay and River Tolka Estuary SPA
- North Bull Island SPA
- North-West Irish Sea SPA

In a strict application of the precautionary principle, it has been concluded that significant effects on the Rye Water Valley/Carton SAC are likely from the proposed works in the absence of mitigation measures, primarily as a result of an indirect hydrological connection to the site via the surface water drainage networks & the Lyreen River which discharges to the Rye Water River, with possible downstream impacts from the project during the construction, landscaping and drainage works. For this reason, a NIS must be carried out to assess whether the proposed project, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the site's conservation objectives, will adversely affect the integrity of the European Site. All other Natura 2000 sites were screened out at initial screening.

An NIS or Stage 2 Appropriate Assessment is not required for the effects of the project on all other listed Natura sites above because it can be excluded on the basis of the best objective scientific information following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s.

A Natura Impact Statement is required for the proposed development.

Stage 2: Natura Impact Statement

A Natura Impact Statement (NIS) is Stage 2 of the Appropriate Assessment process. In the case of the proposed residential development at Doctor's Lane, Maynooth, Co. Kildare, acting on a strictly precautionary basis, an NIS is required in respect of the effects of the project on the Rye Water Valley/Carton SAC (001398) (due to the potential for downstream impacts during construction and operation), because it cannot be excluded on the basis of best objective scientific information, in the absence of control or mitigation measures, following screening that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the named European Site/s.

A Stage 2 Appropriate Assessment or NIS is not required for the effects of the project on all other listed Natura sites within, and sites beyond, 15km because, it can be excluded, on the basis of the best objective scientific information following screening, that the plan or project, individually and/or in combination with other plans or projects, will have a significant effect on the European Site/s.

The NIS evaluates the potential for direct, indirect effects, alone or in combination with other plans and projects having taken into account the use of mitigation measures.

A further review of the Conservation Objectives and qualifying interests is necessary to determine if significant effects are likely to impact the Rye Water Valley/Carton SAC

Rye Water Valley/Carton SAC (Site code: 001398)

As outlined in the Rye Water Valley/Carton SAC Site Synopsis³ (NPWS, Version date 11.10.2023):

'Rye Water Valley/Carton SAC is located between Leixlip and Maynooth, in Counties Meath and Kildare, and extends along the Rye Water, a tributary of the River Liffey.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (= priority; numbers in brackets are Natura 2000 codes):*

[7220] Petrifying Springs; [1014] Narrow-mouthed Whorl Snail (Vertigo angustior); [1016] Desmoulin's Whorl Snail (Vertigo moulinsiana)*

The Rye Water in Carton Estate is dammed at intervals, creating a series of lakes. Reed Sweet-grass (Glyceria maxima) is frequent around the lakes, along with Yellow Iris (Iris pseudacorus), Reed Canary-grass (Phalaris arundinacea), Bulrush (Typha latifolia), Water Forget-me-not (Myosotis scorpioides), Marsh-marigold (Caltha palustris) and starworts (Callitriche spp.). Along the remainder of the site the river has been dredged and much of the reed fringe removed.

To the north-west of Carton Bridge a small clump of willows (Salix spp.), with dogwood (Cornus sp.), Alder (Alnus glutinosa), Ash (Fraxinus excelsior) and Elder (Sambucus nigra) occurs. The ground flora found here includes Golden Saxifrage (Chrysosplenium oppositifolium), Meadowsweet (Filipendula ulmaria), Common Valerian (Valeriana officinalis), Wavy Bitter-cress (Cardamine flexuosa) and Bittersweet (Solanum dulcamara).

The woods on Carton Estate are mostly old demesne woods with both deciduous and coniferous species. Conifers, including some Yew (Taxus baccata) – a native species, are dominant, with Beech (Fagus sylvatica), oak (Quercus sp.), Sycamore (Acer pseudoplatanus), Ash and Hazel (Corylus avellana) also occurring. The ground flora is dominated by Ivy (Hedera helix), with such species as Hedge Woundwort (Stachys sylvatica), Wood Speedwell (Veronica montana), Woodruff (Galium odoratum), Wood Avens (Geum urbanum), Common Dog-violet (Viola riviniana), Wild Angelica (Angelica sylvestris), Ramsons (Allium ursinum), Ground-ivy (Glechoma hederacea) and Ivy Broomrape (Orobanche hederaceae) also found.

Hairy St. John's-wort (Hypericum hirsutum), a species legally protected under the Flora (Protection) Order, 1999, occurs in Carton Estate and there is an old record from the estate for the similarly protected Hairy Violet (Viola hirta). However, this latter species has not been recorded from the site in recent years. Another species listed in

³ <https://www.npws.ie/sites/default/files/protected-sites/synopsis/SY001398.pdf>

the Red Data Book, Green Figwort (*Scrophularia umbrosa*), occurs on the site in several locations by the Rye Water. The woods at Carton Demesne are the site of a rare Myxomycete fungus, *Diderma deplanatum*.

The marsh, mineral spring and seepage area found at Louisa Bridge supports a good diversity of plant species, including stoneworts, Marsh Arrowgrass (*Triglochin palustris*), Purple Moor-grass (*Molinea caerulea*), sedges (*Carex* spp.), Common Butterwort (*Pinguicula vulgaris*), Marsh Lousewort (*Pedicularis palustris*), Grass-of-parnassus (*Parnassia palustris*) and Cuckooflower (*Cardamine pratensis*). The mineral spring found at the site is of a type considered to be rare in Europe and is a habitat listed on Annex I of the E.U. Habitats Directive. The Red Data Book species Blue Fleabane (*Erigeron acer*) is found growing on a wall at Louisa Bridge.

Within the woods, Blackcap, Woodcock and Long-eared Owl have been recorded. Little Grebe, Coot, Moorhen, Tufted Duck, Teal and Kingfisher, the latter a species listed on Annex I of the E.U. Birds Directive, occur on and about the lake.

The Rye Water is also a spawning ground for Trout and Salmon, and the rare, Whiteclawed Crayfish (*Austropotamobius pallipes*) has been recorded at Leixlip. The latter two species are listed on Annex II of the E.U. Habitats Directive. The rare Narrowmouthed Whorl Snail and Desmoulin's Whorl Snail occur in marsh vegetation near Louisa Bridge. Both are rare in Ireland and in Europe, and are listed on Annex II of the E.U. Habitats Directive. The scarce dragonfly, *Orthetrum coerulescens*, has also been recorded at Louisa Bridge.

The conservation importance of the site lies in the presence of several rare and threatened plant and animal species, and the presence of petrifying springs, a habitat type listed on Annex I of the E.U. Habitats Directive. The woods found on Carton Estate and their birdlife are of additional interest.'

As outlined in the Conservation Objectives document ⁴ (NPWS, 2021):

'The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network.

European and national legislation places a collective obligation on Ireland and its citizens to maintain habitats and species in the Natura 2000 network at favourable conservation condition. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

A site-specific conservation objective aims to define favourable conservation condition for a particular habitat or species at that site.

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.

Favourable conservation status of a habitat is achieved when:

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

The favourable conservation status of a species is achieved when:

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

⁴https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001398.pdf

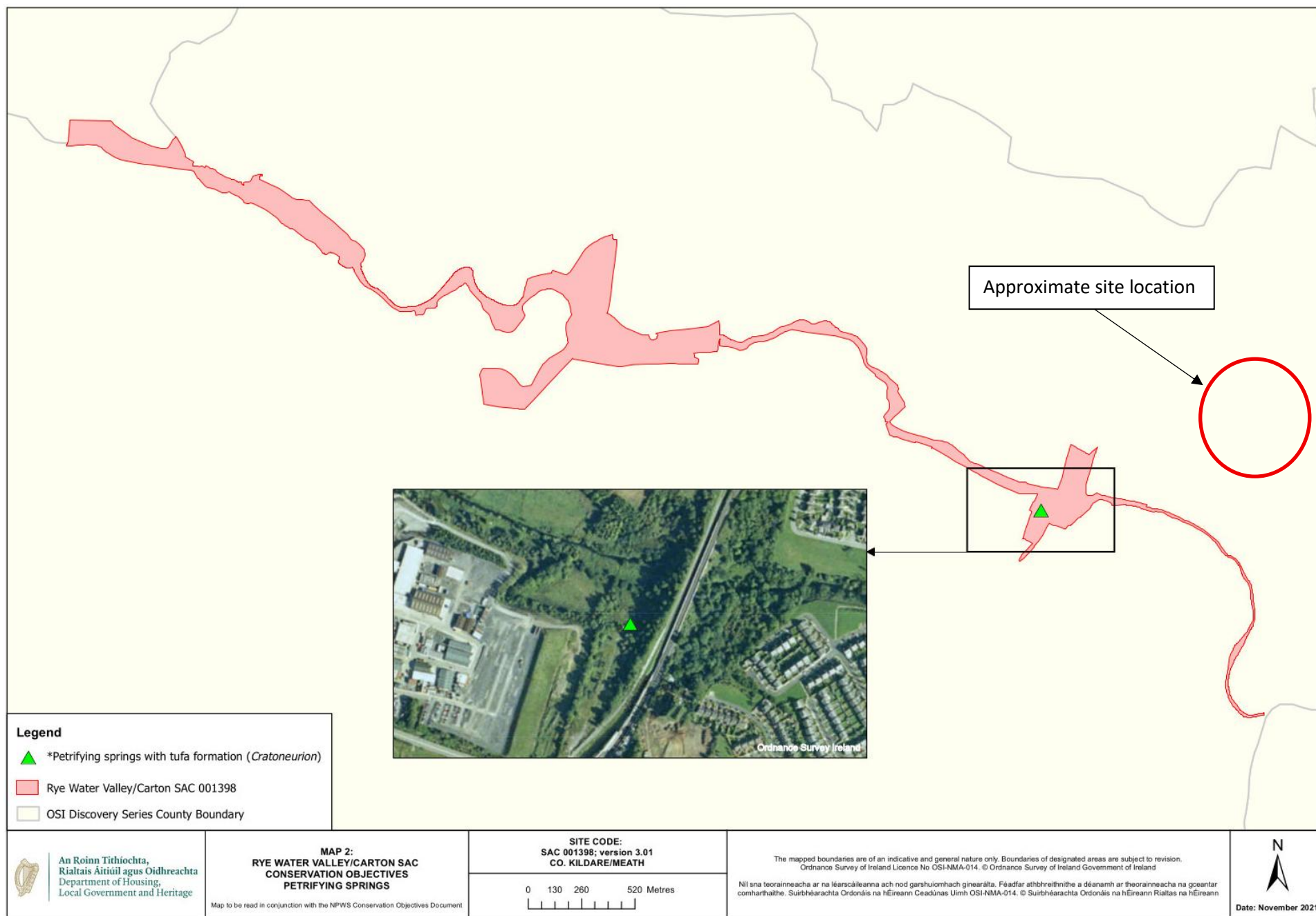


Figure 12. Rye Water Valley / Carton SAC – Petrifying Springs

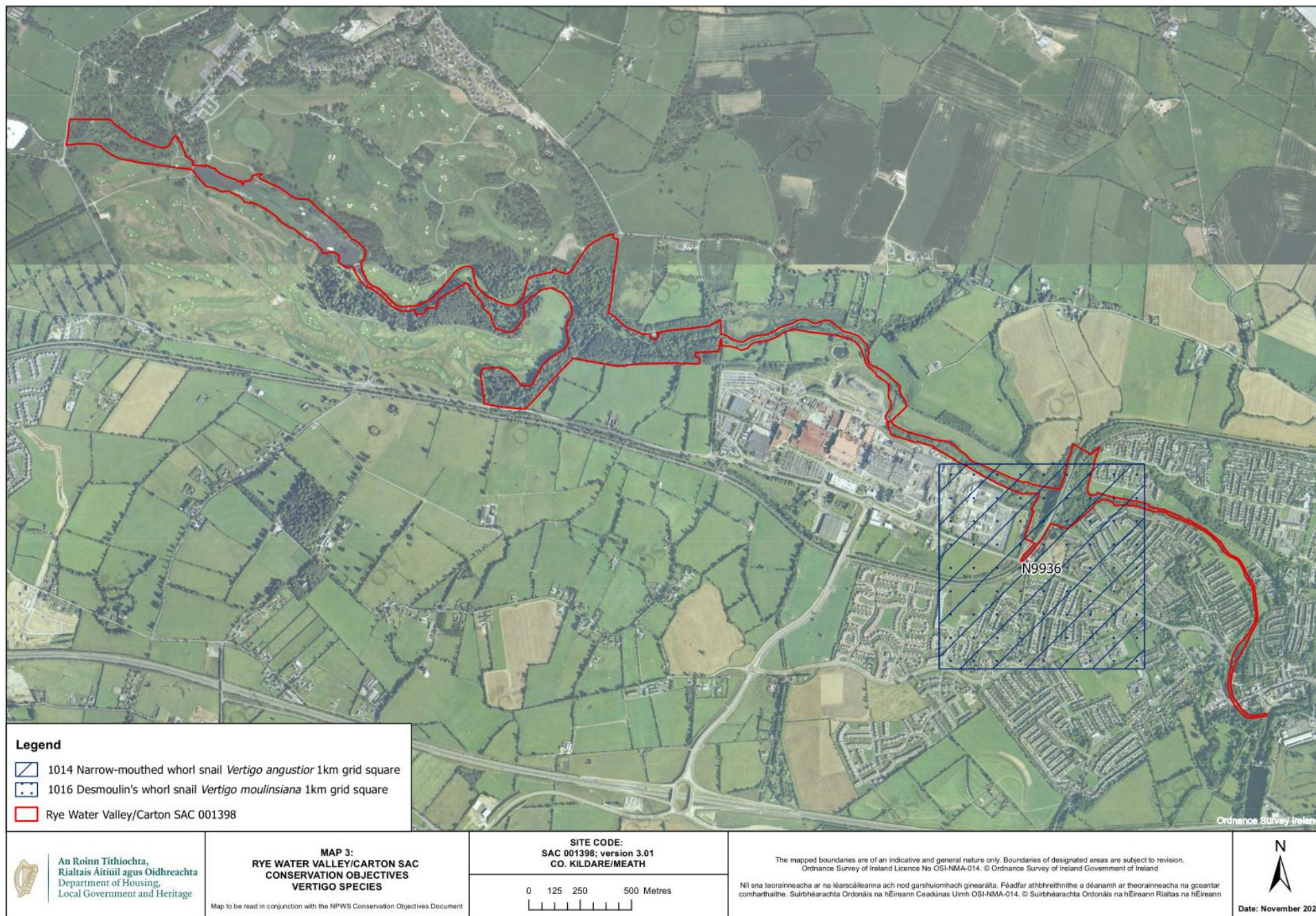


Figure 13. Rye Water Valley / Carton SAC – *Vertigo* Species

The Qualifying Interests (QI) (Features of Interest), Special Conservation Interests (SCIs) for the Rye Water Valley/Carton SAC and the National conservation status of the QI of the Natura 2000 site subject to the NIS are seen in Table 4.

Table 4. Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for Rye Water Valley/Carton SAC.

Qualifying Interests, Conservation Status, Management Objectives, Conditions underpinning site integrity for relevant European sites		
Natura 2000 Site Name & Code	Qualifying Interests	Current Conservation Status & Trend
Special Areas of Conservation (SAC)		
Rye Water Valley/Carton SAC	Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016]	Inadequate Inadequate Inadequate

The site-specific conservation objectives for the Rye Water Valley/Carton SAC are seen in Table 5.

Table 5. Site specific conservation objectives for Natura 2000 sites

Rye Water Valley/Carton SAC [001398]		
Attribute	Measure	Target
[7220] Petrifying springs with tufa formation (<i>Cratoneurion</i>) (Restore the favourable conservation condition)		
Habitat area	Square metres	Area stable or increasing, subject to natural processes
Habitat distribution	Occurrence	No decline, subject to natural processes
Hydrological regime: height of water table; water flow	Metres; metres per second	Maintain appropriate hydrological regimes
Physical structure: tufa formations	Seepage rate to the spring and groundwater quality (saturated calcium carbonate, pH, temperature and alkalinity conditions)	Maintain appropriate levels of tufa formation
Ecosystem function: water quality - nitrate level	mg/l	Maintain nitrate level at less than 10mg/l
Ecosystem function: water quality - phosphate level	µg/l	Restore phosphate level to less than 15µg/l
Vegetation composition: community diversity	Variety of vegetation communities	Maintain variety of vegetation communities, subject to natural processes
Vegetation composition: positive indicator species	Number per spring	At least three positive/high quality indicator species as listed in Lyons and Kelly (2016) and no loss from baseline number

Vegetation composition: negative indicator species	Cover (DAFOR scale)	Potentially negative indicator species should not be Dominant or Abundant; woody species should be absent in unwooded springs; invasive species should be absent
Vegetation composition: algal cover	Percentage cover at, and in local vicinity of, a representative number of monitoring stops	Cover of algae less than 2%
Vegetation structure: sward height	Centimetres	Field layer height between 10cm and 50cm (except for bryophyte-dominated ground <10cm)
Physical structure: trampling/dung	Cover (DAFOR scale)	Cover should not be Dominant or Abundant
Indicators of local distinctiveness	Occurrence and population size	No decline in distribution or population sizes of rare, threatened or scarce species associated with the habitat; maintain features of local distinctiveness, subject to natural processes
[1014] Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) (Restore the favourable conservation condition)		
Distribution	Number of occupied 1km squares	Population restored to baseline. There is one recorded site for the species in the SAC within the 1km grid square N9936.
Occurrence in suitable habitat	Percentage positive records in a representative number of samples	Restore to self-sustaining population
Habitat area	Hectares	Restore area of suitable habitat, subject to natural processes
Habitat quality: water levels	Hydrological regime	Restore suitable hydrological regime, subject to natural processes
[1016] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) (Maintain the favourable conservation condition)		
Distribution	Number of occupied 1km squares	No decline, subject to natural processes. There is one known site for this species in the SAC within the 1km grid square N9936.
Occurrence in suitable habitat	Percentage positive records in a representative number of samples	No decline, subject to natural processes. A baseline figure of 50% positive samples is set
Density within habitat	Number of adults per sample	No decline, subject to natural processes; at least 25% of samples should have more than 10 individuals
Habitat area	Hectares	Area of suitable habitat stable or increasing, subject to natural processes; no less than 0.2ha of at least suboptimal habitat
Habitat quality: occupied patches in at least suboptimal condition	Percentage	No decline, subject to natural processes. A baseline of 50% is set
Habitat quality: soil wetness	Soil wetness criteria	No decline, subject to natural processes

Analysis of the Potential Impacts on the Rye Water Valley/Cartron SAC.

Construction Impacts

The proposed development is not within a designated conservation site. A direct pathway exists via surface water drainage to Rathleek Stream which runs through the proposed development site to the west of the site boundary. In addition, it is proposed to discharge surface water to the existing public surface water drainage network that outfalls to the Oranstown Stream and thereafter the River Liffey, a short distance downstream of the Rye Water Valley/Cartron SAC. The potential impacts on Natura 2000 sites are seen in Table 6. The construction of the proposed development would potentially impact on the existing ecology of the site and the surrounding area. These potential construction impacts would include impacts that may arise during the demolition, site clearance, reprofiling, and excavations of the site, in addition to the building phases of the proposed development. This could lead to the transportation of silt and pollutants via surface water runoff “downstream” to the Rye Water Valley/Cartron SAC via the Rathleek Stream and the existing public surface water network.

Construction phase mitigation measures are required on site particularly as reprofiling of the site is proposed which will remove all existing terrestrial habitats and can lead to silt laden and contaminated runoff. There is also potential for silt laden runoff and contamination to affect QI species of the the Rye Water River SAC via surface water drainage to the Oranstown Stream, with potential for downstream impacts. Compliance with the Water Pollution Acts and Inland Fisheries guidance⁵ documentation would be seen as the primary method of ensuring no significant impact on designated conservation sites. Mitigation measures are required to ensure compliance with the Water Pollution Acts and Inland Fisheries Ireland guidance.

Operational Impacts

No SUDS drainage is currently present on site. Once constructed all onsite drainage will be connected to separate foul and surface water systems. Surface water runoff will comply with SUDS and will discharge to the existing surface water network and ultimately the River Liffey. Compliance with Water Pollution Acts is required in relation to onsite drainage. As a result, mitigation will be in place in relation to onsite drainage to prevent pollution and silt from entering the Rye Water River and the River Liffey.

Mitigation Measures

Mitigation measures that will be carried out in relation to the proposed project are outlined in Table 7.

⁵ <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html>

Table 6. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites

Natura 2000 Site & Site Code	Qualifying Interests	Potential for Adverse Effects
Rye Water Valley/Carton SAC	Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016]	Construction Phase <u>Habitat degradation as a result of hydrological impacts</u> In the absence of mitigation measures, there is the potential for a pollution event (e.g. fuel or petrochemical spills) or flood event of sufficient magnitude during construction to negatively affect the water quality of the Rye Water valley/Carton SAC. This in turn could have the potential to affect the natural conditions that support the conservation objectives of the QI species of this SAC. Surface water runoff and drainage during construction or operation may lead to silt or contaminated materials from the site entering the Rathleek Stream and thereafter the Rye Water River. Concrete, silt or pollution could enter proximate surface water networks during dewatering of foundations or drainage trenches, if required during construction. If on-site concrete production is required or cement works are carried out in the vicinity of surface water networks, there is potential for contamination of the Rye Water River. Impacts on the SAC from upstream sources have the potential to directly impact on the qualifying interests of the SAC in the absence of mitigation measures. The use of plant and machinery, the associated temporary storage of construction materials, oils, fuels and chemicals, and the transportation of construction materials and soils on and off-site (via trucks) could lead to pollution on site or in adjacent public road and surface water drainage networks. The storage of topsoil or works in the vicinity of drains could lead to dust, soil or silt laden runoff entering the River Liffey & Rye Water River. In the absence of mitigation measures, there is a potential for downstream effects if significant quantities of pollution or silt were introduced into the surface water drainage network, which outfalls to the Rye Water River. Given the nature of the potential effects outlined above, the proposed project has the potential to impact on the conservation objectives of: • Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] • <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] • <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] The mitigation measures outlined will be carried out to ensure that no silt or pollution enters the Rye Water River from the construction or operational phases of the proposed project and create localised pollution. Mitigation measures are required to ensure that surface water drainage is clean and uncontaminated before reaching the SAC.

Table 6. Potential for adverse effects on the qualifying interests and conservation objectives of Natura 2000 sites

Natura 2000 Site & Site Code	Qualifying Interests	Potential for Adverse Effects
		<u>Operation Phase</u> <u>Habitat degradation as a result of hydrological impacts</u> Hydrocarbons from vehicles within the site confines will pass through the Sustainable Drainage System's hydrocarbon interceptors which will clean water and expose potential hydrocarbons to sunlight, to allow the breakdown of same, within the proposed surface water drainage network. These mitigation measures are considered sufficient to eliminate potential risks to ground/soils and subsoils, and groundwater and surface water quality. All drainage systems will be inspected to ensure compliance with Water Pollution Acts.

Table 7. Mitigation measures to prevent impacts on sensitive receptors

Sensitive Receptors	Potential Impacts on SPA & SAC	Mitigation Measures to Prevent Impacts on sensitive receptors
Rye Water Valley/Carlton SAC Rye Water River River Liffey	• Habitat degradation • Dust deposition • Pollution • Silt ingress from site runoff • Downstream impacts • Negative impacts on the aquatic environment, aquatic species and qualifying interests.	The following measures will be in place: Construction Phase Mitigation • A project ecologist will be appointed to oversee all works. • Local watercourses (Rathleek Stream and Oranstown Stream) and drains will be protected from dust, silt and surface water throughout the works. • Local silt traps established throughout site. • Mitigation measures on site include dust control, stockpiling away from watercourse and drains • Stockpiling of loose materials will be kept to a minimum of 40m from drains. • Stockpiles and runoff areas following clearance will have suitable barriers to prevent runoff of fines into the drainage system and watercourses. • Fuel, oil and chemical storage will be sited within a bunded area. The bund will be at least 50m away from drains, ditches, excavations and other locations where it may cause pollution. • Bunds will be kept clean and spills within the bund area will be cleaned immediately to prevent groundwater contamination. Any water-filled excavations, including the attenuation tank during construction, that require pumping will not directly discharge to the surface water drainage network. Prior to discharge of water from excavations adequate filtration will be provided to ensure no deterioration of water quality. • On-site inspections to be carried out by project ecologist. • Maintenance of any drainage structures (e.g. de-silting operations) will not result in the release of contaminated water to the surface water network. • During the works silt traps will be put in place • Sufficient onsite cleaning of vehicles prior to leaving the site and on nearby roads, will be carried out, particularly during groundworks. • The Site Manager will be responsible for the pollution prevention programme and will ensure that at least daily checks are carried out to ensure compliance. A record of these checks will be maintained.

		• The site compound will include a dedicated bund for the storage of dangerous substances including fuels, oils etc. Refuelling of vehicles/machinery will only be carried out within the bunded area. • A project ecologist will be appointed and be consulted in relation to all onsite drainage during construction works. • Dewatering of excavations may be necessary. Appropriate monitoring of groundwater levels during site works will be undertaken. Standard construction phase filtering of surface water for suspended solids will be carried out. Unfiltered surface water discharges or runoff are not permitted from the site into the surface water network during the works. • Concrete trucks, cement mixers or drums/bins are only permitted to wash out in designated wash out area greater than 50m from sensitive receptors including drains and drainage ditches. • Spill containment equipment shall be available for use in the event of an emergency. The spill containment equipment shall be replenished if used and shall be checked on a scheduled basis. • All site personnel will be trained in the importance of good environmental practices including reporting to the site manager when pollution, or the potential for pollution, is suspected. All persons working on-site will receive work specific induction in relation to surface water management and run off controls. Daily environmental toolbox talks / briefing sessions will be conducted to outline the relevant environmental control measures and to identify any environment risk areas/works. • Environmental risks due to construction and operation of the proposed development do potentially exist, particularly in relation runoff from drains that could lead to the watercourse. Ecological supervision will be required during excavation and enabling works stages. Silt interception measures will need to be in place to ensure that the watercourses are not impacted during works and in particular during the site clearance and reprofiling stages. • Materials, plant and equipment shall be stored in the proposed site compound location; • Plant and equipment will not be parked within 50m of drains at the end of the working day; • Hazardous liquid materials or materials with potential to generate run-off shall not be stored within 50m of drains. • All oils, fuels and other hazardous liquid materials shall be clearly labelled and stored in an upright position in an enclosed bunded area within the proposed development site compound. The capacity of the bunded area shall conform with EPA Guidelines – hold 110% of the contents or 110% of the largest container whichever is greater; • Fuel may be stored in the designated bunded area or in fuel bowzers located in the proposed compound location. Fuel bowzers shall be double skinned and equipped with certificates of conformity or integrity tested, in good condition and have no signs of leaks or spillages; • Smaller quantities of fuel may be carried/stored in clearly labelled metal Jeri cans. Green for diesel and red for petrol and mixes. The Jeri cans shall be in good condition and have secure lockable lids. The Jeri cans shall be stored in a drip tray when not in use. They will not be stored within 50m of drains.
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		• Drip trays will be turned upside down if not in use to prevent the collection of rainwater; • Waters collected in drip trays will be assessed prior to discharge. If classified as contaminated, they shall be disposed by a permitted waste contractor in accordance with current waste management legal and regulatory requirements; • Plant and equipment to be used during works, will be in good working order, fit for purpose, regularly serviced/maintained and have no evidence of leaks or drips; • No plant used shall cause a public nuisance due to fumes, noise, and leakage or by causing an obstruction; • Re-fuelling of machinery, plant or equipment will be carried out in the site compound as per the appointed Construction Contractor re-fuelling controls; • The appointed Construction Contractor EERP will be implemented in the event of a material spillage; • All persons working will receive work specific induction in relation to material storage arrangements and actions to be taken in the event of an accidental spillage. Daily environmental toolbox talks / briefing sessions will be conducted for all persons working to outline the relevant environmental control measures and to identify any environment risk areas/works. • No entry of solids to the associated drainage network during the connection of pipework to the public water system. Operational Phase Mitigation • A project ecologist will be appointed to oversee completion of all landscape and drainage works.
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In-Combination Effects

There are several proposed developments (within the last five years) located in the area immediately surrounding the subject site that have been assessed for potential in-combination effects through the examination of planning documentation. It is noted that much of the development within the vicinity of the site relate to applications for single private dwelling extensions and small-scale works, many of which have been completed. The following is a list of planning applications as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal⁶:

Table 8. In-combination effects considered

Ref. No.	Address	Proposal
315725	Mariavilla, Carton Demesne, Oldcarton, Catherinestown, Kellystown, Ravensdale, Sion and Confey, Co. Kildare.	Upgrades to existing network and provision of new pipeline. A Natura Impact Statement (NIS) was submitted with this application.
211191	Creighton Park , Leixlip , Co. Kildare.	the construction of a 9.5 metre x 10.21 metre by 5 metre high concrete hurling skills wall in a "H" configuration and centred on a 29.9 metre x 10.55 play area. Lighting to be provided by 4 No. spotlights (2 No. directed to each side of centre wall) and mounted on a metal frame affixed to the centre wall at a height of 6.645m above ground level. The application also covers retention permission for removal of a disused modular waste water treatment system and distribution box
2149	367 River Forest , Leixlip , Co. Kildare W23 X9X2.	construction of a two storey kitchen, living room and bedroom extension to rear of house together with a single storey porch and lounge extension to front as well as attic conversion to storeroom with raised gable wall to facilitate access to same with all ancillary site and drainage works
23184	319 River Forest , Leixlip , Co. Kildare	a new two-bedroom, two storey, semi-detached dwelling in the existing side garden area to include for off street parking for both the existing and proposed dwellings, connections to all services and all associated site development works. Revised by Significant Further Information the changes to the design include a reconfiguration of the rear boundary and increase in ground floor area.
23855	235 River Forest Estate , Leixlip , Co. Kildare	A single storey structure at rear of house site relating to Planning Permission Register Number 23/123, for uses incidental to enjoyment of the dwelling including home office, home art studio, storeroom.
22784	Mariavilla Carton Demesne , Oldcarton Catherinestown Kellystown Ravensdale , Sion and Confey	development at this site in the townlands of Mariavilla, Carton Demesne, Oldcarton, Catherinestown, Kellystown, Ravensdale, Sion and Confey. The development will traverse the administrative areas of both Kildare County Council and Meath County Council. The development within the Kildare County Council administrative area will consist of: (a) Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey.
2560058	Confey GAA Club Creighton Park, Leixlip, Co. Kildare	for the construction of a 1913 Sqm enclosed astro turf playing pitch. Lighting to be provided by 4 No 15m high spotlights poles with up to 7 clustered light fittings on each (1 No pole located at each corner of the playing pitch) Along with 2 No ball stop nets erected on each end of the pitch. Pitch to be enclosed with a 3m high mesh fence with ball stop netting over to 6m high. Revised by Significant Further Information which consists of: Willing to erect the lights on columns that are up to 18m high.
FW26A/00 17E (FI)	Locations across Fingal in an east	The Electricity Supply Board (ESB) intends to apply for permission for a 10-year approval for development at this site consisting of up to approximately 25.74

⁶ <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de>

Requested)	to west direction crossing the townlands of Ashtown, Castleknock, Blanchardstown, Carpenterstown, Sheepmoor, Diswellstown, Porterstown, Annfield, Kellystown, Woodlands, Clonsilla, Barberstown, Barnhill and, Passifyoucan	kilometres (km) of 38 kilovolts (kV) underground cable at various locations in County Fingal with a total site area of c. 28.78ha. The proposed Coolmine 38 kV Cable Route section runs across the County in an east to west direction from the County boundary within Dublin City Council in the east to the County boundary with Kildare County Council in the west and crosses the townlands of Ashtown, Castleknock, Blanchardstown, Carpenterstown, Sheepmoor, Diswellstown, Porterstown, Annfield, Kellystown, Woodlands, Clonsilla, Barberstown, Barnhill and Passifyoucan. The proposed development consists of the installation of a 25.74 km section of the proposed Coolmine 38 kV Cable Route and all associated site and development works within the administrative area of Fingal County Council (FCC). The proposed Coolmine 38 kV Cable Route section in FCC connects to the approved Granard 38 kV substation (ACP Ref. 314232), existing Coolmine 38 kV substation, approved Carpenterstown 38 kV substation (ACP Ref. 314232) and the approved Hansfield 38 kV substation (ACP Ref. 314232) from east to west. The primary purpose of the proposed underground cables is to provide electrical power to the Dart+ West Railway project as granted under the DART+ West Railway Order (ACP Ref. 314232).
2660044	The site consistig of up to approximately 15.05 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County Kildare with a total site area of c. 16.13ha.	a 10-year approval for development at this site consisting of up to approximately 15.05 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County Kildare with a total site area of c. 16.13ha .
2561155	Co. Kildare	works to uprade the existing Rinawade – Dunfirth Tee – Kinnegad 110kV overhead line (OHL).
FW26A/01 96E	located within the public road network along the R149, passing partly through the townlands of Allenswood, St. Catherines Park, Coldblow, Westmanstown, and Passifyoucan Co. Dublin.	The development will comprise of: - Installation of a new water supply main of approximately 1760m of 250mm Dia. uPVC pipe to replace an existing 75mm uPVC main; - Installation of a new water supply main of approximately 530m of 250mm Dia. uPVC pipe to replace an existing 100mm uPVC main; - A section of an existing 100mm Dia. main to be decommissioned and rerouted to the existing 355mm main; and - All associated underground connections, including valves, hydrants, meters, and associated chambers and chamber covers, and all ancillary site development and infrastructure works.

The proposed project is within a greenfield site, zoned in the Kildare County Development Plan 2023-2029 for new residential and mixed-use development, bordered largely by agricultural lands with sporadic developments in the area. Most of the applications outlined above relate to small scale projects with temporary/short term construction phases, and relating to the alterations of existing structures, or minor public infrastructural improvements. Any larger-scale developments in the wider area are subject to separate planning processes and are not foreseen to have significant in-combination effects with the proposed project, as the projects will be designed to ensure, and will not be consented unless, there are no likely significant effects on any European sites.

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 will be seen as a result of the proposed development alone or combination with other projects.

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

Adverse Effects on the conservation objectives of Natura 2000 sites likely to occur from the project (post mitigation)

A robust series of mitigation measures will be carried out. These would ensure that surface water runoff and drainage entering the public surface water network which discharges to the Oranstown Stream, Rye Water River via the Rathleek Stream is clean and uncontaminated throughout the construction and operation of the project. Construction works will be supervised by a project ecologist. Early implementation of ecological supervision on site will be prior to initial mobilisation and enabling works. This is seen as an important element to the project, particularly in relation to the implementation of surface water runoff mitigation strategies.

With the successful implementation of the mitigation measures to limit surface water impacts on at risk watercourses, no significant adverse effects are foreseen from the construction or operation of the proposed project. Residual impacts of the proposed project will be localised to the immediate vicinity of the proposed works and would not impact on the conservation interests of the Rye Water Valley/Carton SAC.

The construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential impacts on the Rye Water Valley/Carton SAC through the application of the standard construction and operational phase controls as outlined above. In particular, the mitigation measures to ensure compliance with Water Pollution Acts and Inland Fisheries Ireland guidance and to prevent silt and pollution entering the existing public surface water network and River Rye watercourse will satisfactorily address the potential impacts on the Rye Water Valley/Carton SAC. No significant adverse effects on the qualifying interests or conservation objectives of Natura 2000 sites are likely following the implementation of the mitigation measures outlined above.

It is essential that these measures outlined are complied with, to ensure that the proposed development does not have “downstream” environmental impacts on the Rye Water River. These measures are to protect the surface water pathways, which are potentially the primary vectors of impacts from the site, and to ensure that it is not impacted during construction and /or operational phases of the proposed development.

Conclusion

In a strict application of the precautionary principle, it has been concluded that significant effects on the Rye Water Valley/Carton SAC are likely from the proposed works in the absence of mitigation measures, primarily as a result of the direct and indirect hydrological connection to the site via the proposed surface water drainage strategy and the onsite Rathleek Stream, with possible downstream impacts from the project during construction and operation of the proposed development. For this reason, an NIS was carried out to assess whether the proposed project, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European Site. All other Natura 2000 sites were screened out at initial screening.

Construction on this site will create localised light and noise disturbance that will not impact on Natura 2000 sites. Mitigation measures must be in place to ensure that there are no significant impacts on the surface water that leads to the Rye Water Valley/Carton SAC.

Following the implementation of the mitigation measures outlined, the construction and presence of this development would not be deemed to have a significant adverse effect on Natura 2000 sites. No significant adverse effects are likely on Natura 2000 sites, alone in combination with other plans and projects based on the implementation of mitigation measures.

This report presents an Appropriate Assessment Screening and NIS for the proposed development. It outlines 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 or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European site.

On the basis of the content of this report, the competent authority is enabled to conduct an Appropriate Assessment and consider whether, either alone or in combination with other plans or projects, in view of best scientific knowledge and in view of the sites' conservation objectives, will adversely affect the integrity of the European site.

No significant adverse effects are likely on Natura 2000 sites, their qualifying interests or conservation objectives. The proposed project will not will adversely affect the integrity of European sites.

Data used for the AA Screening/NIS Assessment

NPWS site synopses and Conservation objectives of sites within 15km were examined. There is no direct pathway to any Natura 2000 sites beyond 15km of the proposed development site. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing maps and satellite imagery.

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