

Report for the purposes of
Appropriate Assessment Screening

Merrymeeting Residential Development

Prepared by: Moore Group – Environmental Services

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On behalf of Wicklow County Council

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Project	Merrymeeting Residential Development
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Abbreviations

AA	Appropriate Assessment
ABP	An Bord Pleanála
CEMP	Construction Environmental Management Plan
EEC	European Economic Community
EPA	Environmental Protection Agency
EU	European Union
FWPM	Freshwater Pearl Mussel
GIS	Geographical Information System
LAP	Local Area Plan
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Service
OSI	Ordnance Survey Ireland
pNHA	proposed Natural Heritage Area
SAC	Special Area of Conservation
SPA	Special Protection Area
SuDS	Sustainable Drainage System
UÉ	Uisce Éireann
WFD	Water Framework Directive

1. Introduction

1.1. General Introduction

This report for the purposes of Appropriate Assessment (AA) Screening contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) in respect of the construction and operation of a residential development at Merrymeeting, Rathnew, Co. Wicklow (hereafter referred to as the Proposed Development) to determine whether it is likely individually or in combination with other plans or projects to have a significant effect on any European sites, in light of best scientific knowledge.

Having regard to the provisions of the Planning and Development Act 2000, as amended (the "Planning Acts") (section 177U), the purpose of a screening exercise under section 177U of the PDA 2000 is to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European site.

If it cannot be *excluded* on the basis of objective information that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site then it is necessary to carry out a Stage 2 appropriate assessment under section 177V of the Planning Acts.

When screening the project, there are two possible outcomes:

- the project poses no potential for the possibility of a significant effect and as such requires no Stage 2 assessment; or
- the project has potential to have a significant effect (or this is uncertain and therefore cannot be excluded) and therefore a Stage 2 Appropriate Assessment of the project is necessary.

This report has been prepared by Moore Group - Environmental Services to enable the competent authority to carry out AA screening in relation to the Proposed Development. The report was compiled by Ger O'Donohoe B.Sc. Applied Aquatic Sciences (ATU Galway, 1993) & M.Sc. Environmental Sciences (TCD, 1999) who has 30 years' experience in environmental impact assessment and has completed numerous Appropriate Assessment Screening Reports and Natura Impact Statements on terrestrial and aquatic habitats for various development types.

1.2. Legislative Background - The Habitats and Birds Directives

Article 6(3) and 6(4) of the Habitats Directive are transposed into Irish Law inter alia by the Part XAB of the Planning Acts (in particular section 177U and 177V) which governs the requirement to carry out appropriate assessment screening and appropriate assessment, where required, per Section 1.1 above.

The Habitats Directive (Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the European Union (EU). Under the Habitats Directive, Member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a EU context.

The Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds), transposed into Irish law by the Bird and Natural Habitats Regulations 2011 as amended, and the Wildlife Act 1976, as amended, is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Birds Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

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

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

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

Article 6(3): *“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

2. Methodology

The Commission’s methodological guidance (EC, 2002, 2018, 2021 see Section 2.1 below) promotes a four-stage process to complete the AA and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

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

Stage 1 Screening: This stage examines the likely effects of a project either alone or in combination with other plans and projects upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant. In order to screen out a project, it must be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

Stage 2 Appropriate Assessment: This stage examines whether it is likely that the project, either alone or in combination with other projects or plans, will have a significant effect upon the integrity of a European site. In order to 'screen out' a project (i.e. in order to conclude that it is not necessary to move to the 'Stage 2' appropriate assessment stage (see immediately below), the possibility that the Proposed Development (individually or in combination with other plans or projects), will have a significant effect on the integrity of a European site must be excluded on the basis of objective information.

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

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

To ensure that the Proposed Development complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to enable the competent authority to carry out AA screening in relation to the Proposed Development to determine whether it can be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site(s).

2.1. Guidance

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

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).
- Guidance document on the strict protection of animal species of Community interest under the Habitats Directive (EC, 2021).
- Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC (EC, 2021).

- Office of the Planning Regulator (OPR) Practice Note PN01 Appropriate Assessment Screening for Development Management (OPR, 2021).
- Natura Impact Statement Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (NPWS, 2024).

2.2. Data Sources

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

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
 - National Parks & Wildlife (NPWS) protected site boundary data;
 - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
 - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
 - Digital Elevation Model over Europe (EU-DEM);
 - Google Earth and Bing aerial photography 1995-2024;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from www.npws.ie including:
 - Natura 2000 - Standard Data Form;
 - Conservation Objectives;
 - Site Synopses;
- National Biodiversity Data Centre records;
 - Online database of rare, threatened and protected species;
 - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and
- Relevant Development Plans;
 - Wicklow County Development Plan 2022-2028

3. Description of the Proposed Development

The Proposed Development consists of the construction and operation of a residential development at Merrymeeting, Rathnew, Co. Wicklow.

This will comprise 7 residential units, which will be connected to the public wastewater infrastructure.

Figure 1 shows the Proposed Development location and Figure 2 shows a detailed view of the Proposed Development boundary on recent aerial photography. Figure 3 shows the layout of the Proposed Development.

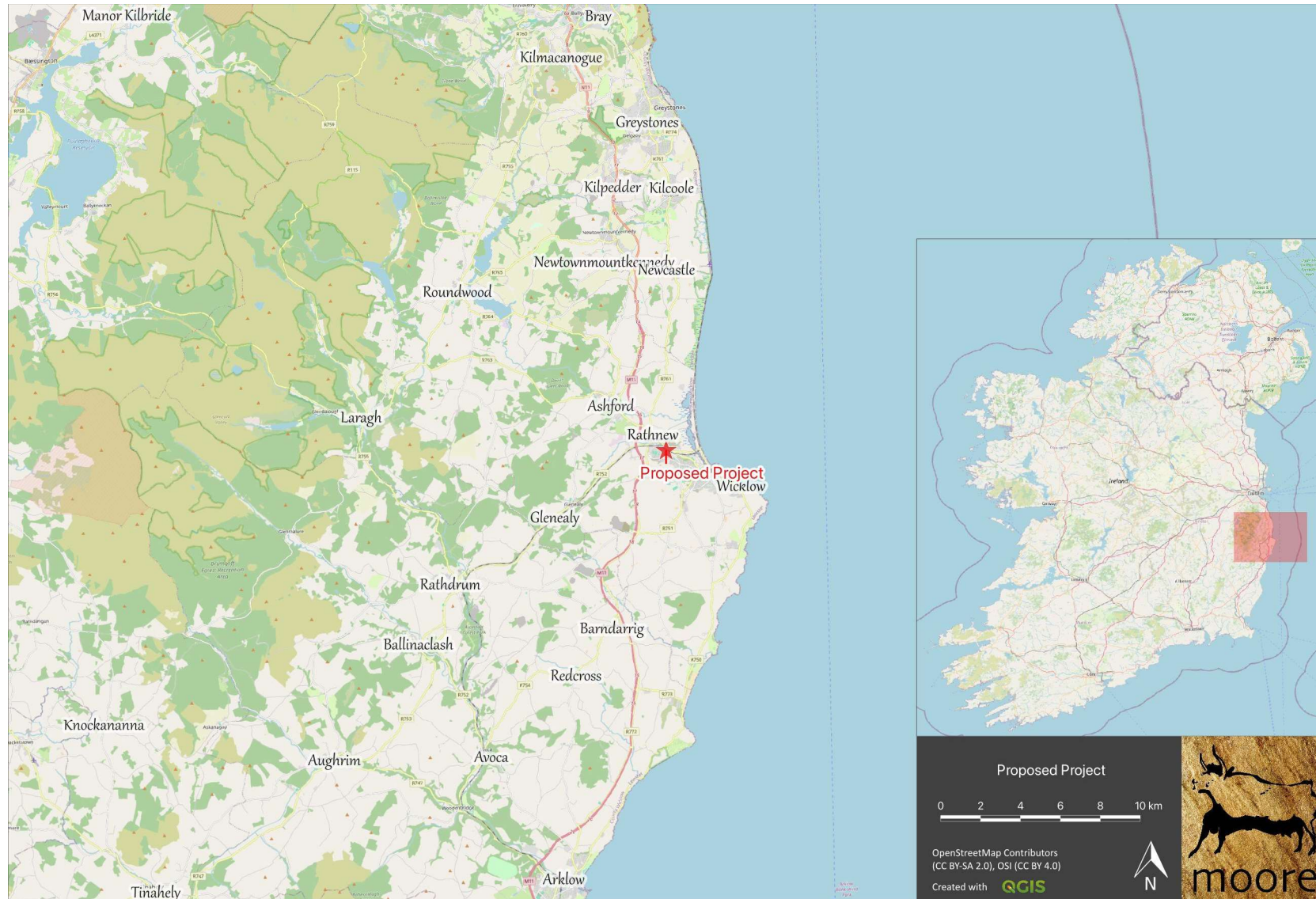


Figure 1. Showing the Proposed Development location at Rathnew, Co. Wicklow.



Figure 2. Showing the Proposed Development boundaries on recent aerial photography.



Figure 3. Plan of the Proposed Development in two Sections.

4. Identification of Natura 2000 Sites

4.1. Description of Natura Sites Potentially Significantly Affected

A Zone of Influence (Zoi) 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. In accordance with the OPR Practice Note (2021), PN01, the Zoi should be established on a case-by-case basis using the Source- Pathway-Receptor framework.

The European Commission's "Assessment of plans and projects in relation to Natura 2000 sites guidance on Article 6(3) and (4) of the Methodological Habitats Directive 92/43/EEC" published 28 September 2021 states at section 3.1.3, that:

"Identifying the Natura 2000 sites that may be affected should be done by taking into consideration all aspects of the plan or project that could have potential effects on any Natura 2000 sites located within the zone of influence of the plan or project. This should take into account all of the designating features (species, habitat types) that are significantly present on the sites and their conservation objectives. In particular, it should identify:

- any Natura 2000 sites geographically overlapping with any of the actions or aspects of the plan or project in any of its phases, or adjacent to them;*
- any Natura 2000 sites within the likely zone of influence of the plan or project Natura 2000 sites located in the surroundings of the plan or project (or at some distance) that could still be indirectly affected by aspects of the project, including as regards the use of natural resources (e.g. water) and various types of waste, discharge or emissions of substances or energy;*
- Natura 2000 sites in the surroundings of the plan or project (or at some distance) which host fauna that can move to the project area and then suffer mortality or other impacts (e.g. loss of feeding areas, reduction of home range);*
- Natura 2000 sites whose connectivity or ecological continuity can be affected by the plan or project".*

The range of Natura 2000 sites to be assessed, i.e. the zone in which impacts from the plan or project may arise, will depend on the nature of the plan or project and the distance at which effects may occur. For Natura 2000 sites located downstream along rivers or wetlands fed by aquifers, it may be that a plan or project can affect water flows, fish migration and so forth, even at a great distance. Emissions of pollutants may also have effects over a long distance. Some projects or plans that do not directly affect Natura 2000 sites may still have a significant impact on them if they cause a barrier effect or prevent ecological linkages. This may happen, for example, when plans affect features of the landscape that connect Natura 2000 sites or that may obstruct the

movements of species or disrupt the continuity of a fluvial or woodland ecosystem. To determine the possible effects of the plan or project on Natura 2000 sites, it is necessary to identify not only the relevant sites but also the habitats and species that are significantly present within them, as well as the site objectives.

The Zone of Influence may be determined by considering the Proposed Development's potential connectivity with European sites, in terms of:

- Nature, scale, timing and duration of all aspects of the proposed works and possible impacts, including the nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of potential pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Location of ecological features and their sensitivity to the possible impacts.

The potential for source pathway receptor connectivity is firstly identified through GIS interrogation and detailed information is then provided on sites with connectivity. European sites that are located within a potential Zone of Influence of the Proposed Development are listed in Table 1 and presented in Figures 4 and 5, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website (www.npws.ie) on 27 March 2024. This data was interrogated using GIS analysis to provide mapping, distances, locations and pathways to all sites of conservation concern including pNHAs, NHA and European sites.

Table 1 European Sites located within the potential Zone of Influence¹ of the Proposed Development.

Site Code	Site name	Distance (km) ²
002249	The Murrough Wetlands SAC	0.93
004127	Wicklow Head SPA	3.69
004186	The Murrough SPA	0.94

The Proposed Development is located on Hawkstown Road, to the east of Rathnew, Co. Wicklow. The nearest European sites to the Proposed Development are largely overlapping The Murrough Wetlands SAC (Site Code 002249) and The Murrough SPA (Site Code 0041860, both 930m to the east. Wicklow Head SPA (Site Code 004127) is 3.7km to the southeast; however there is no connectivity to this site and it is screened out at this stage.

A review of aerial photography, Ordnance Survey Ireland (OSI) mapping and OSI Geographical Information System (GIS) data for rivers and streams indicates that there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. This was confirmed during fieldwork on habitat assessment on 14 February 2024. The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the European sites in the Zone of influence of the Proposed Development are provided in Table 2 below.

¹ All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

² Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS.

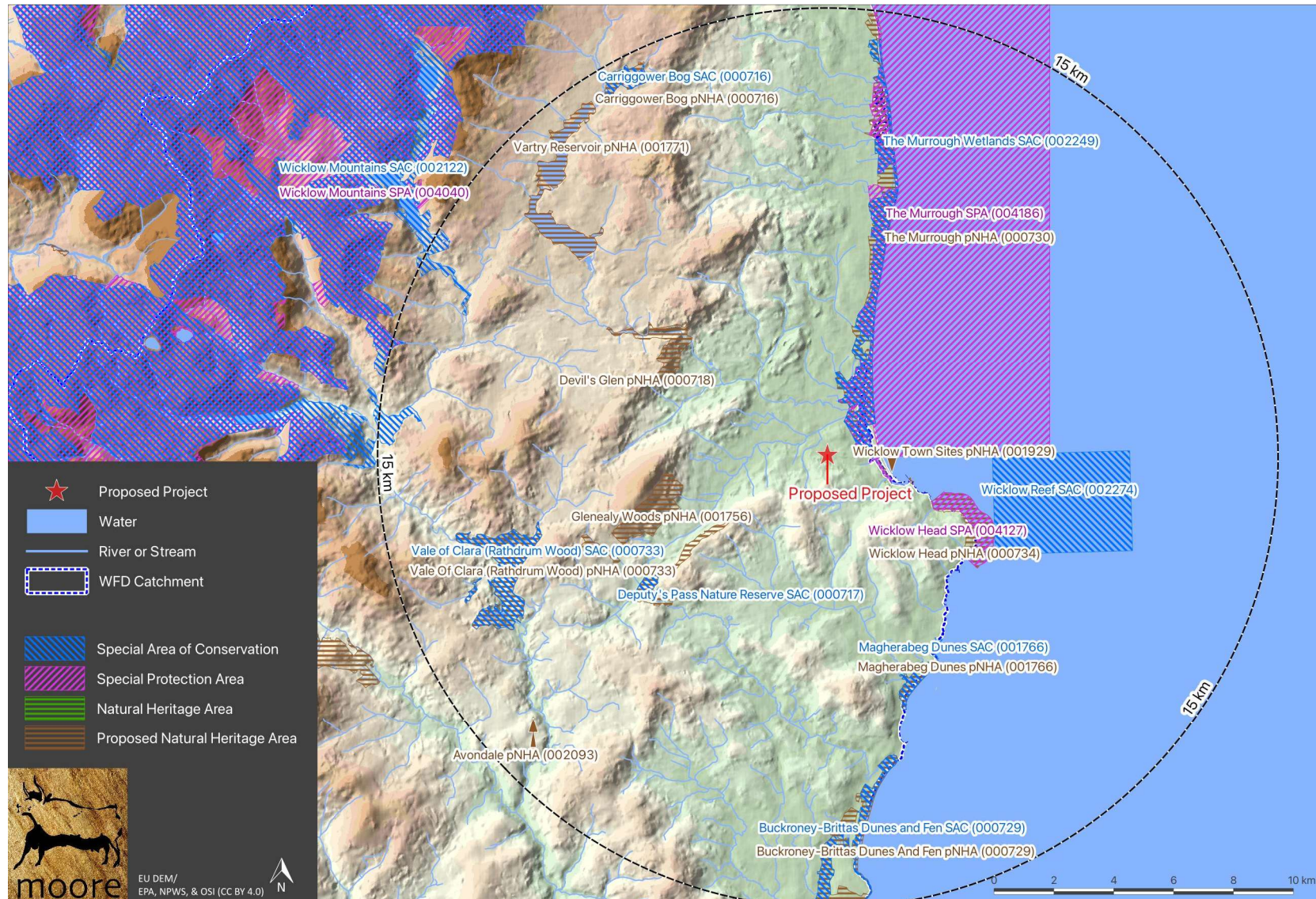


Figure 4. Showing European sites and NHAs/pNHAs within the wider Potential Zone of Influence of the Proposed Development.

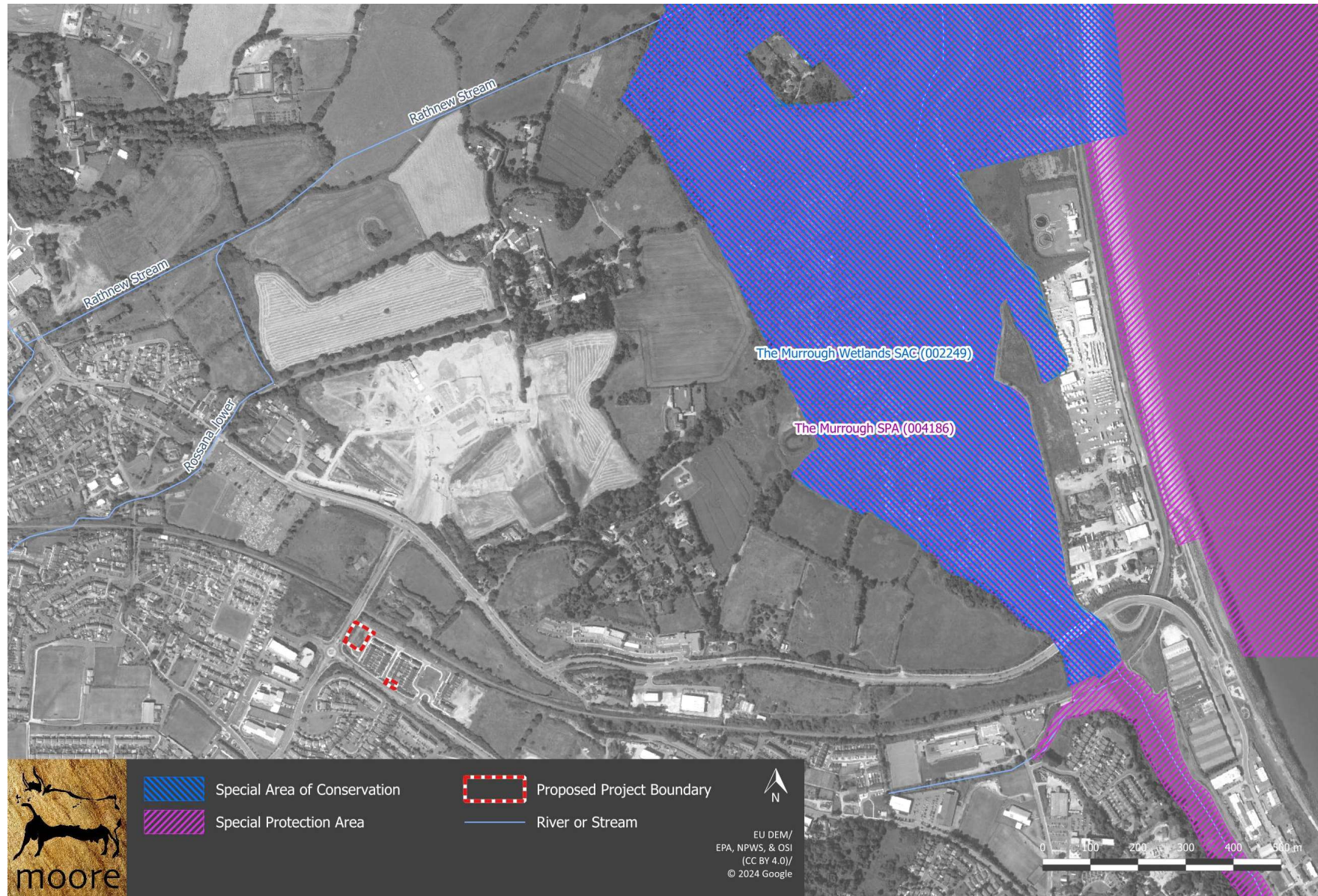


Figure 5. Detailed view of European sites in the nearer Potential Zone of Influence of the Proposed Development.

Table 2 Identification of relevant European sites using Source-Pathway-Receptor model and compilation of information on QIs and conservation objectives. *Priority Habitats

European Site name, Site code and Conservation Objectives	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
<p>The Murrough Wetlands SAC (002249)</p> <p>The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest:</p> <p>1210 Annual vegetation of drift lines</p> <p>1220 Perennial vegetation of stony banks</p> <p>1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>)</p> <p>1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</p> <p>7210 Calcareous fens with <i>Cladium mariscus</i> and species of the Caricion davallianae*</p> <p>7230 Alkaline fens</p> <p>NPWS (2021) Conservation Objectives: The Murrough Wetlands SAC 002249. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.</p>	0.93km to the east of the Proposed Development	No There are no pathways or connectivity to the habitats and/or species of this site.	No
<p>The Murrough SPA (004186)</p> <p>The overall aim of the Birds Directive is to maintain or restore the favourable conservation status of habitats and species of community interest:</p> <p>A001 Red-throated Diver <i>Gavia stellata</i></p> <p>A043 Greylag Goose <i>Anser anser</i></p> <p>A046 Light-bellied Brent Goose <i>Branta bernicla hrota</i></p> <p>A050 Wigeon <i>Anas penelope</i></p> <p>A052 Teal <i>Anas crecca</i></p> <p>A179 Black-headed Gull <i>Chroicocephalus ridibundus</i></p> <p>A184 Herring Gull <i>Larus argentatus</i></p> <p>A195 Little Tern <i>Sterna albifrons</i></p> <p>A999 Wetlands</p> <p>NPWS (2022) Conservation objectives for The Murrough SPA [004186]. First Order Site specific Conservation Objectives Version 1.0. Department of Housing, Local Government and Heritage</p>	0.94km to the east of the Proposed Development	No Due to distance and the lack of any relevant ex-situ factors of significance to bird species or wetland habitat.	No

4.2. Ecological Network Supporting Natura 2000 Sites

A concurrent GIS analysis of the proposed Natural Heritage Areas (pNHA) and designated Natural Heritage Areas (NHA) in terms of their role in supporting the species using Natura 2000 sites was undertaken along with GIS investigation of European sites. These supporting roles mainly relate to mobile fauna such as mammals and birds which may use pNHAs and NHAs as ecological corridors or “stepping stones” between Natura 2000 sites.

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

The NHAs and pNHAs identified in Figure 4 are located outside the Zone of Influence, with the exception of The Murrough pNHA, which is considered under its higher conservation status as a European site.

5. Identification of Potential Impacts & Assessment of Significance

The Proposed Development is not directly connected with or necessary to the management of the sites considered in the assessment and therefore potential impacts must be identified and considered.

5.1. Assessment of Likely Significant Effects

The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development are presented in Table 3.

Table 3 Assessment of Likely Significant Effects.

Identification of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the project.	
Impacts:	Significance of Impacts:
Construction phase e.g. Vegetation clearance Demolition	None The Proposed Development site is located within the boundary of areas of improved grassland and scrub.

<p>Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</p> <p>Dust, noise, vibration</p> <p>Lighting disturbance</p> <p>Impact on groundwater/dewatering</p> <p>Storage of excavated/construction materials</p> <p>Access to site</p> <p>Pests</p>	
<p>Operational phase e.g.</p> <p>Direct emission to air and water</p> <p>Surface water runoff containing contaminant or sediment</p> <p>Lighting disturbance</p> <p>Noise/vibration</p> <p>Changes to water/groundwater due to drainage or abstraction</p> <p>Presence of people, vehicles and activities</p> <p>Physical presence of structures (e.g. collision risks)</p>	<p>All foul and surface water runoff, once the facility is operational, will be contained on site and discharged to urban drainage systems.</p> <p>There is no real likelihood of any significant effects on European Sites in the wider catchment area.</p> <p>The facility is located at a distance of removal such that there will be no disturbance to qualifying interest species in any European sites.</p>
<p>Describe any likely changes to the European site:</p>	
<p>Examples of the type of changes to give consideration to include:</p> <p>Reduction or fragmentation of habitat area</p> <p>Disturbance to QI species</p> <p>Habitat or species fragmentation</p> <p>Reduction or fragmentation in species density</p> <p>Changes in key indicators of conservation status value (water quality etc.)</p> <p>Changes to areas of sensitivity or threats to QI</p> <p>Interference with the key relationships that define the structure or ecological function of the site</p>	<p>None.</p> <p>The Proposed Development site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI habitats or species directly or ex-situ.</p>

5.2. Assessment of Potential In-Combination Effects

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

As part of the Screening for an Appropriate Assessment, in addition to the Proposed Development, other relevant plans and projects in the area must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination effects of the Proposed Development with other such plans and projects on European sites.

A review of the National Planning Application Database was undertaken. The database was then queried for developments granted planning permission within 500m of the Proposed Development within the last three years, these are presented in Table 4 below.

Table 4. Planning applications granted permission in the vicinity of the Proposed Development.

Planning Ref.	Description of development	Comments
191017	3 storey building as Phase 2 of the Wicklow Primary Healthcare Centre. The building will accommodate Tusla services, HSE mental health and social care services, primary care administrative offices, as well as ancillary accommodation including staff facilities, offices, meeting rooms, reception / waiting areas and plant rooms. Phase 2 will be accessed via the existing Phase 1 entrance and access road. The proposal will remove 83 no existing car parking spaces and provide 211 no new car parking spaces. The application also provides for service compound, bicycle parking, landscaping and boundary treatments and all ancillary site works and services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
19853	ground floor crèche unit (576 sqm), 8 no first floor offices with communal meeting room and toilets (665 sqm). The new building will be accessed via the existing park entrance road and together with all required new internal roads, car parking, outdoor crèche play area, connections to foul / surface water services, attenuation system and site development works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
201000	revisions to development permitted under WCC Reg. Ref. 17/219 / ABP Ref. 301261-18 to provide for the change of house types of 36 no. previously permitted units comprising 10 no. Type F, 8 no. Type H/H-a, 16 no. Type J/J-a, 1 no. Type K and 1 no. Type L, 3-4 bedroom detached and semi-detached 2-3 storey houses with 36 no. new house types comprising 2 no. 4 bed detached 2 storey Type P house units (c. 148sqm each), 6 no. 4 bed semi-detached 2 storey Type O1/O1a house units, 14 no. 3 bed semi-detached 2 storey Type M1 house units and 14 no. 3 bed semi-detached 2 storey Type N1/N1a house units. No additional houses are proposed under the subject application. All associated site development works, and provision of an ESB substation unit. All other site development works, services provision, vehicular and pedestrian access, landscaping and boundary treatment works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
	will remain as permitted under WCC Reg. Ref. 17/219 / ABP Ref. 301261-18	
20243	change of use from three commercial units to doctors surgery / clinic and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
20502	demolition of the existing school building and prefabricated classrooms, the construction of 18 no semi detached and terraced houses consisting of 2 no type A 3 bed houses, 8 no type B 3 bed houses and 8 no type C 3 bed houses, provision of roads, turning areas, car parking spaces, public open spaces, landscaping, connect to all existing public services and include all ancillary site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
20873	attic conversion to allow for a three storey dwelling with gable and window to the front, alterations to the roof scape and skylights to the side and rear, together with associated siteworks	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
20927	proposed amendments to previous permission ref no. 18/50 as amended under PRR 19/364 to facilitate the provision of an additional dwelling unit, the total no. of residential units will be 96 together with all associated site works including connection to services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211061	35sqm extension to side and rear of existing 81sqm dwelling and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211119	proposal is for Phase 1 of a 2-phase development and will consist of ; - A) The construction of 84 no. dwellings (and 2 storey creche) comprising 1. no. 3 bedroom bungalow, 8 no. 2 bedroom houses, 61 no. 3 bedroom houses, 7 no. 3 bedroom 'Courtyard' dwellings (all 2 storey), and 1 no. part 2 storey/3 storey 4 bedroom 'Courtyard' dwelling, 6 no. 1 bedroom apartments in 2 no. 3 storey buildings; B) All ancillary development works include footpaths, landscaping boundary treatments, public, private and communal open space areas (including balcony or terrace), car parking (170 no. spaces) and bicycle parking, single storey ESB substations; C) Vehicular access from the existing Broomhall roundabout; the proposed development will allow for all roads, services and landscaping for Phase 1 and Phase 2 sites	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211187	phase 2 of a 2-phase development and will consist of: (A) The construction of 66 no. dwellings comprising 1 no. 3 bedroom bungalow, 18 no. 2 bedroom 2 storey houses, 44 no. 3 bedroom 2 storey houses, 3 no. 1 bedroom apartments in 1 no. 3 storey building; (B) All ancillary development works including footpaths, landscaping boundary treatments, public, private and communal open space areas (including balcony or terrace), car parking (112 no spaces) and bicycle parking, single storey ESB substations; (C) Vehicular access from the existing Broomhall roundabout; the proposed development will allow for all roads, services and landscaping for Phase 1 and Phase 2 sites;	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211225	proposed two no. pedestrian access gates at existing exit point and extended footpaths and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
2122	rear extension to dwelling and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21277	1) Single storey side porch extension. 2) Single storey two no. bedrooms one en-suite to the rear. 3) Existing floor area 105.0 sqm, proposed extensions 50.0 sqm. 4) Replace all existing windows and doors. 5) Internal alterations. 6) Remove existing chimney stack and breast and internal walls. 7) Remove existing derelict sheds to the rear. All associates site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21317	construction of a new attic dormer style extension to rear of existing dwelling together with all associated site works and services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21411	revisions to development permitted under WCC Reg Ref 17/219 ABP Ref 301261-18 to provide for layout reconfiguration and replacement of 62 no. previously permitted units with 62 no. new houses comprising 12 no. 3 bed semi detached 2 storey Type M1 house units (c. 110sqm each), 10 no. 3 bed semi detached 2 storey Type N1 house units 3 no. 3 bed semi-detached 2 storey Type N1a house units, 1 no. 3 bed semi-detached 2 storey Type N1b house unit, 20 no. 4 bed semi detached 2 storey Type O1 house units , 2 no. 4 bed semi detached 2 storey Type O1A house units , 10 no. 4 bed semi-detached 2 storey Type P1 house units, 2 no. 4 bed semi detached 2 storey Type P1a house units, 2 no. 4 bed detached 2 storey Type P1B house unit. No additional houses are proposed under the subject application. All associated site development works, services provision, reconfiguration of internal access amendments to boundary treatments, landscaping and car parking areas. All other site development works , services provision, vehicular and pedestrian access, landscaping and boundary treatment works will remain as permitted under WCC Reg Ref 17/219/ABP Ref 301261-18 and WCC Reg Ref 20/1000.	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
223	(1) A detached creche/childcare building and associated parking. (2) Modifications to site layout granted permission reg. ref. 19/138 including revised positioning of units 01-14, 15-26. (3) The omission of dwelling unit No. 91, all this together with required site and development works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22590	(1) Minor alterations to Childcare/Creche unit including revised elevations, an extension to the ground/first plan adding a total of 58msq to the overall building area. (2) revised site layout plan, parking arrangements and reduction of the site area. (3) An intensification of use to that permitted reg ref 19/853 by increasing childcare numbers to 190 places. All this together with connections to foul/surface water services, an attenuation system, site development work	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22683	the development will consist of modifications to Phase 2 of the Primary Healthcare Centre granted under planning Ref. 19/1017. The proposed modifications comprise:- 1) provision of a partial basement accommodating plant and an additional full level of accommodation at 3rd floor accommodating HSE clinical and administrative rooms; 2) Revised internal layout and elevations; 3) Revised car parking layout with an additional 24 no. car parking spaces (total = 236 spaces); 4) revised site boundary to	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
	incorporate ESB substation; 5) Landscaping, screened plant compound, signage and all associated site works and services	
22837	Large Scale Residential Development. The proposed development will consist of amendments to permitted development Reg. Ref 17/219 (ABP Ref. 301261-18) for 271 units, as amended by permission granted under Reg. Ref 20/1000 and Reg Ref 21/411, to include for amendments to the layout, changes to house designs/types and 94 additional residential units (of which 84 no. units were refused under Reg. Ref 17/219 / ABP Ref 301261-18) The total number of units will consist of 365 no. units comprising 98 no. units permitted under Reg. ref 17/219 (ABP Ref 301261-18) and 267 no. units proposed under the subject application. The proposed development will consist of the following: a) Construction of 267 no. residential units b) Provision of a new public park c) a woodland trail, adventure play areas, fitness station points, looped fitness trails and an area identified as future GAA playing grounds d) All associated vehicular and pedestrian accesses from the Rathnew Inner Relief Road including carriageways, paths and junctions e) No changes to development permitted under Refs 20/1000 and 21/411 f) No proposed works to Tinakilly Country House Hotel (a protected structure reference no. 25-15) g) All associated site development works h) The planning application is accompanied by an Environmental Impact Assessment Report	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22868	proposed introduction of door at ground floor level to existing car port on north/front elevation	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22988	proposed dwelling with connection to services, garage, entrance and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23387	revised design to the Creche/Childcare building granted permission under Reg Ref 22/3 the proposed development includes reduced site level/finished floor level a modified design of the Creche/Childcare building to a single storey unit and a reduction to the gross floor area	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23599	attic conversion to habitable accommodation, side window at ground floor level and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23604	the construction of a new attic dormer style extension to the rear of the existing dwelling. 2No. Velux to the front of the existing house roof and all ancillary works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

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

The listed developments have been granted permission in most cases with conditions relating to sustainable development by the consenting authority in compliance with the relevant Local Authority Development Plan and in compliance with the Local Authority requirement with regard to the Habitats Directive. The development cannot have received planning permission without having met the consenting authority requirement in this regard.

There are no predicted in-combination effects given that it is predicted that the Proposed Development will have no effect on any European site.

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

6. Conclusion

There is no connectivity to any European sites within or outside the potential Zone of Influence.

There are no predicted effects on any European sites given:

- The distance between the Proposed Development and any European Sites, approximately 900m;
- The lack of direct connectivity between the Proposed Development and any hydrological pathways; there are no watercourses within the Proposed Development boundary and there is no connectivity between the Proposed Development site and any watercourses that lead to The Murrough;
- The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.
- There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.

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

1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Proposed Development is not likely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.
4. It is possible to conclude that significant effects can be excluded at the screening stage.

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

An appropriate assessment is not, therefore, required.

A final determination will be made by the competent authority in this regard.

7. References

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

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

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

European Commission (2021) Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC, Brussels 28.9.21.

European Commission (2021) Guidance document on the strict protection of animal species of Community interest under the Habitats Directive, Brussels 12.10.21.

NPWS (2019) The Status of EU Protected Habitats and Species in Ireland. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin.

NPWS (2024) National Parks and Wildlife Service Metadata available online at <https://www.npws.ie/maps-and-data>

Office-of-the-Planning-Regulator (2021) Appropriate Assessment Screening for Development Management OPR Practice Note PN01. March 2021