

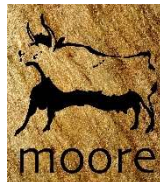
# Report for the purposes of Appropriate Assessment Screening

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

## Greenfields Residential Development Maynooth


Prepared by: Moore Group – Environmental Services

23 April 2021



On behalf of  
Kildare County Council

<b>Project Proponent</b>	Kildare County Council
<b>Project</b>	Residential Development
<b>Title</b>	Report for the purposes of Appropriate Assessment Screening Residential Development

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

## Abbreviations

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

# 1. Introduction

## 1.1. General Introduction

The report contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) for a proposed Residential Development at Greenfields, Maynooth, Co. Kildare (hereafter referred to as the Proposed Development) to significantly affect European sites. The report has been prepared to support an application for planning permission for the Proposed Development.

Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3) of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (referred to as the Habitats Directive):

- i) whether a plan or project is directly connected to or necessary for the management of the site, and
- ii) whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site (also referred to as a “European site”) in view of its conservation objectives.

Having regard to the provisions of the Planning and Development Act 2000 (Section 177U and 177V). The purpose the purpose of a screening for appropriate assessment under Section 177U is “to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on a European site.” The test for AA Screening is that 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.

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

If the effects are deemed to be significant, potentially significant, or uncertain, or the screening process becomes overly complicated, or if it cannot be excluded, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation. If potential impacts clearly can be avoided through the modification or redesign of the plan or project, then the screening process is repeated on the altered plan or project.

When screening the project, there are two possible outcomes:

- the project poses no risk of a significant effect and as such requires no further assessment; or

- the project has potential to have a significant effect (or there is uncertainty or it cannot be excluded) and AA of the project is necessary.

This report has been prepared by Moore Group - Environmental Services to support an application for planning permission for the Proposed Development to allow Kildare County Council to carry out AA screening in relation to the Proposed Development. The report was compiled by Ger O'Donohoe (B.Sc. Applied Aquatic Sciences (GMIT, 1993) & M.Sc. Environmental Sciences (TCD, 1999)) who has over 25 years' experience in environmental impact assessment and has completed numerous Appropriate Assessment Screening Reports and Natura Impact Statements on terrestrial and aquatic habitats. He has completed several Reports for AA Screening and Appropriate Assessments regarding Data Storage Facilities and Strategic Infrastructure Developments.

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

It is necessary that the Proposed Development has regard to Article 6 of the Habitats Directive. This is transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations, SI 477 of 2011 (referred to as the Habitats Regulations).

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the 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 an EU context. The Planning and Development Act 2000 (Section 177U and 177V) govern the requirement to carry out appropriate assessment.

The Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds) is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. It is transposed into Irish law by the Habitats Regulations 2011. 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 referred to as Natura 2000 sites and also as European sites.

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

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

**Article 6(4):** *“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to the beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”*

## 2. Methodology

The Commission’s methodological guidance (EC, 2002 & 2018, 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. The Commission Guidance is interpreted in Ireland by the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, 2010 rev.) which is used throughout this report.

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 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. Measures intended to avoid or reduce the harmful effects of the project on the site concerned cannot be taken into account at this stage.

**Stage 2 Appropriate Assessment:** In this stage, there is a consideration of the impact of the Proposed Development with a view to ascertain whether there will be any adverse effect on the integrity of the Natura

2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are predicted impacts, an assessment of the potential mitigation of those impacts is considered.

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

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

To ensure that the Proposed 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 support an application for planning permission for the Proposed Development to allow Kildare County Council to carry out AA screening to determine whether the Proposed Development, individually or in combination with another plan or project will have a significant effect on a European site.

## 2.1. Guidance

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

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2001); hereafter referred to as the EC Article Guidance Document.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC Environment Directorate-General, 2000); hereafter referred to as MN2000.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).
- OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (OPR, 2021).

## 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 GIS data sources, as required:



- National Parks & Wildlife (NPWS) protected site boundary data;
- Ordnance Survey of Ireland (OSI) mapping and aerial photography;
- OSI/ Environmental Protection Agency (EPA) rivers and streams, and catchments;
- Open Street Maps;
- Digital Elevation Model over Europe (EU-DEM);
- Google Earth and Bing aerial photography 1995-2021;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including:
  - Natura 2000 - Standard Data Form;
  - Conservation Objectives;
  - Site Synopses;
- National Biodiversity Data Centre records;
  - Online database of rare, threatened and protected species;
  - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and
- Relevant Development Plans:
  - Kildare County Development Plan 2017-2023

### 3. Description of the Proposed Development

The Proposed Development comprises the provision of 65 no. social housing units including the retention and strengthening of existing site boundary hedgerows where appropriate, construction of new boundary walls/fences/railings where applicable, maintaining safe access for existing residents and all associated site works.

Wastewater will be directed to municipal sewer for appropriate treatment.

Figure 1 shows the Proposed Development location and Figure 2 shows a detailed view of the Proposed Development site on recent aerial photography. Figure 3 is a plan of the Proposed Development.

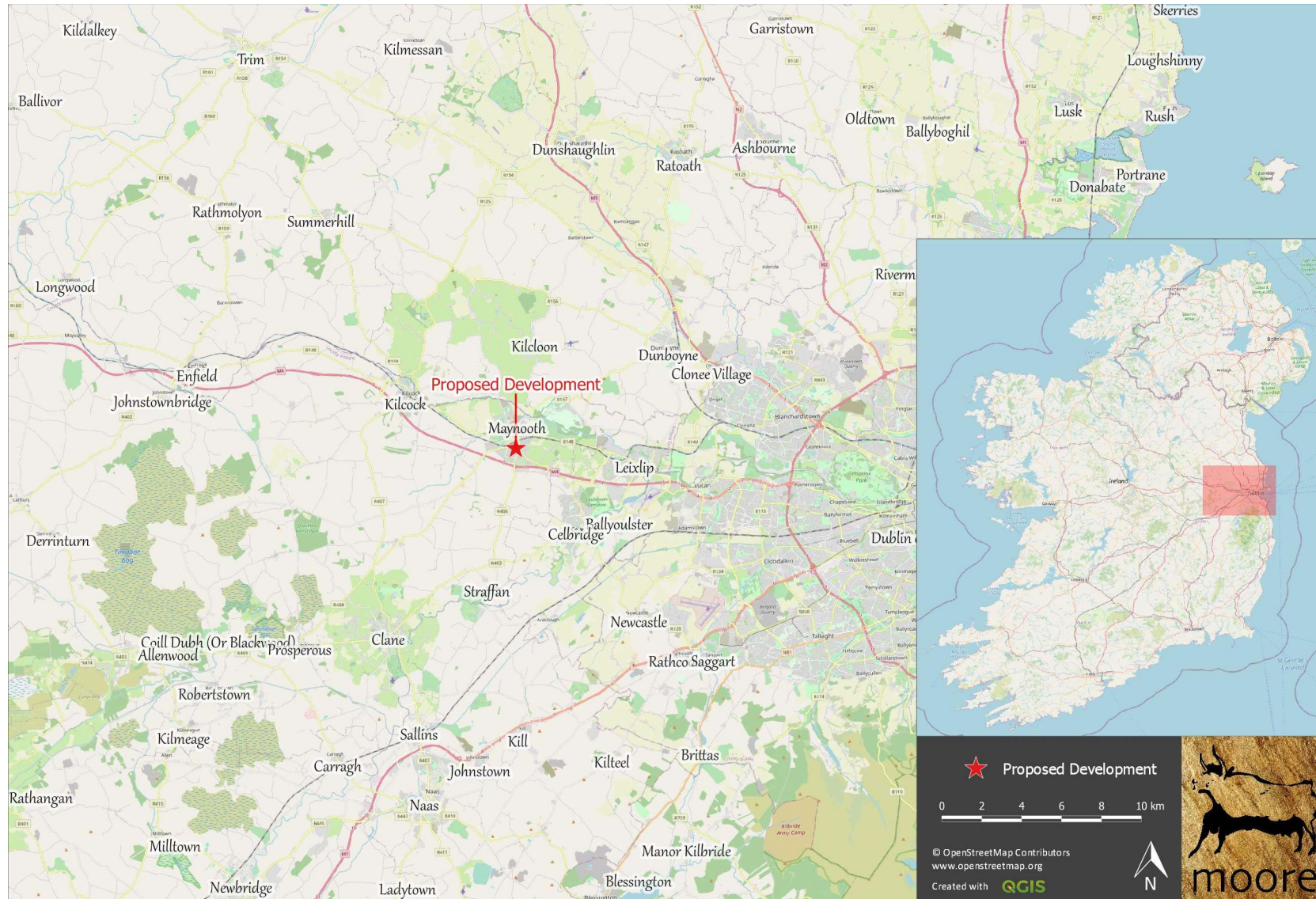


Figure 1. Showing the Proposed Development location at Maynooth, Co. Kildare.



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

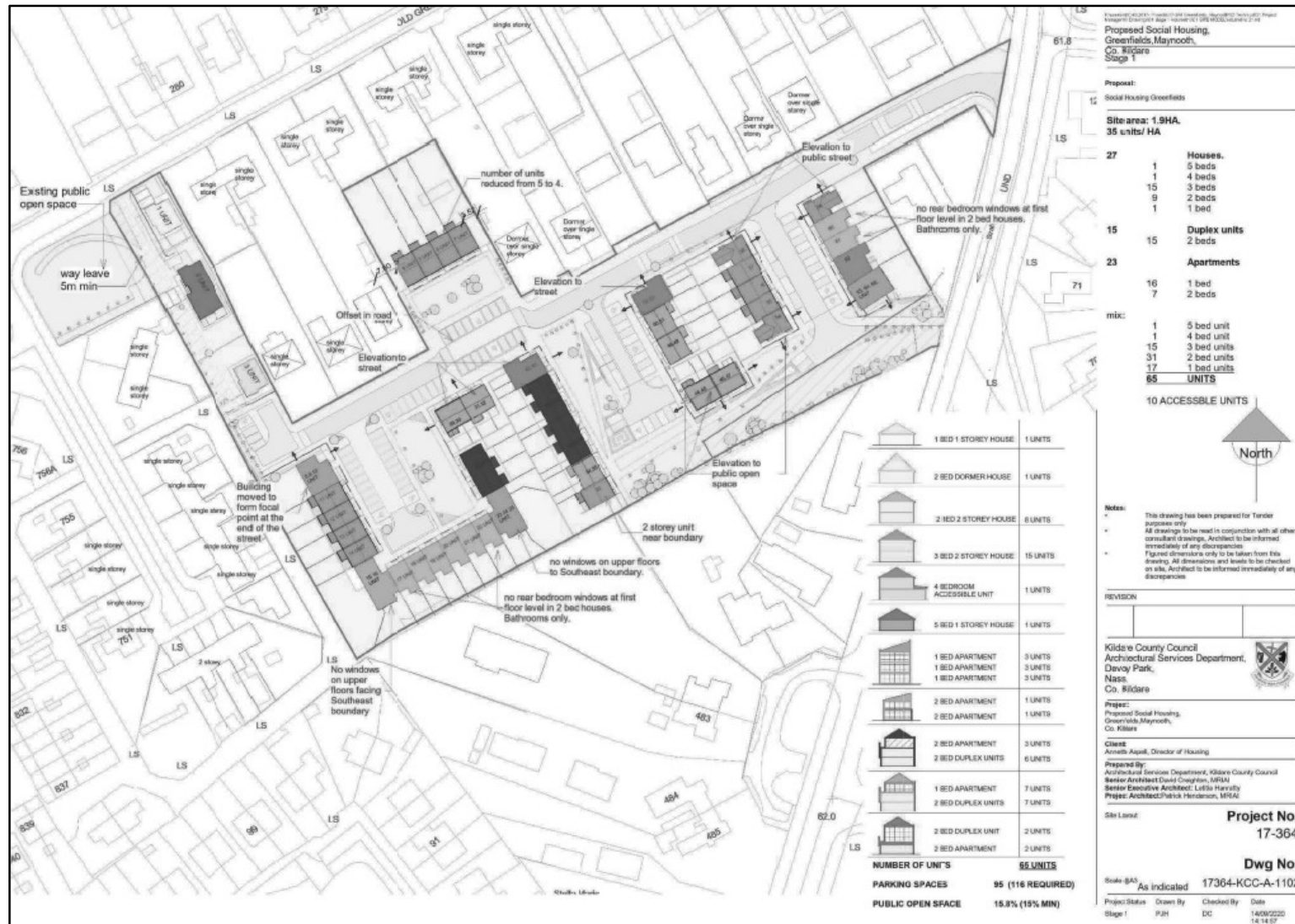


Figure 3. Plan of the Proposed Development.

## 4. Identification of Natura 2000 Sites

### 4.1. Description of Natura Sites Potentially Affected

Department of Environment, Heritage and Local Government (2009) Guidance on Appropriate Assessment suggests an assessment of European sites within a Zone of Influence (Zoi) of 15km. This distance is a guidance only and the potential Zone of Influence has been identified taking consideration of the nature and location of the Proposed Development to ensure all European sites with connectivity to it are considered in terms of a catchment-based assessment.

The Zone of Influence may be determined by connectivity to the Proposed Development in terms of:

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

The guidance provides that, at the screening stage, it is necessary to identify the relevant European sites and compile information on their qualifying interests and conservation objectives. In preparation for this, the potential for source – pathway – receptor connectivity is firstly identified and detailed information is then provided on sites with connectivity. European sites that are located within 15km of the Proposed Development site 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](http://www.npws.ie)) on 06 April 2021.

*Table 1 European Sites located within 15km or the potential Zone of Influence<sup>1</sup> of the Proposed Development.*

Site Code	Site name	Distance (km) <sup>2</sup>
000391	Ballynafagh Bog SAC	14.52
001387	Ballynafagh Lake SAC	14.76
001398	Rye Water Valley/Carton SAC	1.60

The nearest European site to the Proposed Development is the Rye Water Valley/Carton SAC (Site Code 001398). However, it is noted that there is no connectivity to this site.

The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the European sites in the vicinity of the Proposed Development are provided in Table 2 below.

<sup>1</sup> All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

<sup>2</sup> Distances indicated are the closest geographical distance between the Proposed Development site and the European site boundary, as made available by the NPWS. Connectivity along hydrological pathways may be significantly greater.

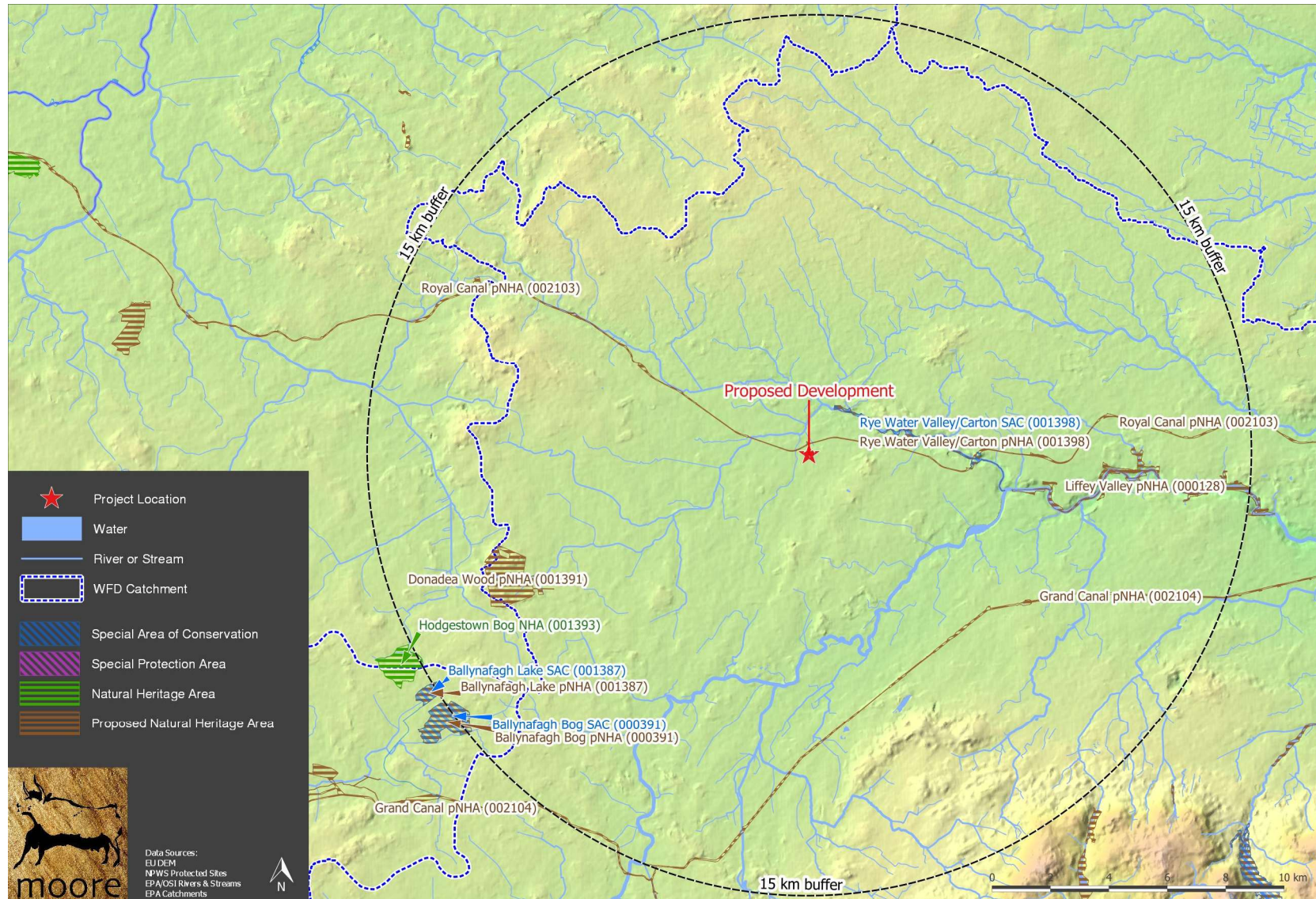


Figure 4. Showing European sites and NHAs/pNHAs within 15km of the Proposed Development.



Figure 5. Detail of European sites in the vicinity of the Proposed Development.

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

European site name & Site code	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
<p><b>Ballynafagh Bog SAC (000391)</b></p> <p>3 Qualifying Interests</p> <p>Including a Priority Habitat –Active Raised Bogs [7110]</p> <p>NPWS (2015) Conservation Objectives: Ballynafagh Bog SAC 000391. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.</p>	<p>14.52km to the south-west of the Proposed Development</p>	<p>No</p> <p>There are no pathways or connectivity to the habitats of this site.</p>	<p>N</p>
<p><b>Ballynafagh Lake SAC (001387)</b></p> <p>3 Qualifying Interests</p> <p>NPWS (2021) Conservation objectives for Ballynafagh Lake SAC [001387]. Generic Version 8.0. Department of Housing, Local Government and Heritage.</p>	<p>14.76km to the south-west of the Proposed Development</p>	<p>No</p> <p>There are no pathways or connectivity to the habitats of this site.</p>	<p>N</p>
<p><b>Rye Water Valley/Carton SAC (001398)</b></p> <p>3 Qualifying Interests</p> <p>including a Priority Habitat- Petrifying springs with tufa formation (Cratoneurion) [7220]</p> <p>NPWS (2021) Conservation objectives for Rye Water Valley/Carton SAC [001398]. Generic Version 8.0. Department of Housing, Local Government and Heritage.</p>	<p>1.6km to the east of the Proposed Development</p>	<p>No</p> <p>There are no pathways or connectivity to the habitats or species of this site.</p>	<p>N</p>

#### 4.2. Ecological Network Supporting Natura 2000 Sites

An 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. It was assumed that these supporting roles mainly related to mobile fauna such as mammals and birds which may use pNHAs and NHAs as “stepping stones” between Natura 2000 sites.



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

There are no other areas of conservation concern that would be affected by the Proposed Development.

The NHAs and pNHAs identified in Figure 4 are located outside the Zone of Influence. There are no areas of supporting habitat that will be affected by the Proposed Development.

## 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. Potential Impacts

There are no rivers or streams in the vicinity of the Proposed Development site and there is no connectivity to any European sites.

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.*

<b>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.</b>	
<b>Impacts:</b>	<b>Significance of Impacts:</b>
<b>Construction phase e.g.</b> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance	The Proposed Development site is located within the suburban environment of Maynooth with no connectivity to any European sites.

<p>Impact on groundwater/dewatering</p> <p>Storage of excavated/construction materials</p> <p>Access to site</p> <p>Pests</p>	
<p><b>Operational phase e.g.</b></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>Potential for accidents or incidents</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><b>In-combination/Other</b></p>	<p>No likely significant in-combination effects are identified.</p>
<p><b>Describe any likely changes to the European site:</b></p>	
<p><b>Examples of the type of changes to give consideration to include:</b></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 species directly or ex-situ.</p>

Climate change	
<b>Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</b>	
No	While best practice construction methods may be employed for local construction management these are not required to avoid or reduce any effects on a European site. These measures are not relied upon to reach a conclusion of no likely significant effects on any European site.

On the basis of the information supplied, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

It may be concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

## 5.2. Assessment of Potential In-Combination Effects

In-combination effects are changes in the environment that result from numerous human-induced, small-scale 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 first stage of this review confirmed that there were no data outages in the area where the Proposed Development is located. The database was then queried for developments granted planning permission within 300m of the Proposed Development within the last three years, these are presented in Table 4.

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

Planning Ref.	Description of development	Comments
17680	1) a partially roofed and pergola-covered 17.4sqm BBQ structure to the rear of the house. 2) an archway over the gate to the side of the house. 3) a 24.8sqm sauna structure annexed to the rear and side of the existing garage structure	The proposed development is located 2.4km from Rye Water Valley/Carton SAC. Having regard to the nature and scale of the development and the proximity of same to the nearest SAC site, it is not considered that there would be potential for significant effects on the Natura 2000 network.
17693	change of use from Xtravision Retail Unit to a Thai Restaurant. The proposed development will include the redecoration of the interior including artistic murals, a background photo booth and a private hire kiosk. The external frontage shall be repainted and have commercial signage. The external side wall shall have an artistic mural painted. The application also includes for plant, associated with the operation of the restaurant, located on the roof including extract fans and air conditioning compressors and the installation of an external grease trap at the connection to the existing mains. Revised by Significant Further Information which consists of revised floor plans, elevation and roof plans detailing extractor fan & handling unit. The information was also submitted in response to local submissions	Having regard to the nature and scale of the proposed development and there are no Natura 2000 sites within 9km of the subject site, it is not considered that there would be potential for significant effects on the Natura 2000 network.
171046	The construction of a new 3 bedroom dormer style bungalow in the side garden, with 1 bedroom on the first floor, and 2 bedrooms, living room, sitting room, kitchen and ancillary accommodation on the ground floor and all associated site works	No potential for in-combination effects given the scale and location of the project.
18209	(1) Constructing a first floor bedroom and study with gabled roof over the converted garage. (2) A ground floor extension to the rear to include a bay window and 5 roof lights and (3) Associated ancillary site works all	No potential for in-combination effects given the scale and location of the project.
18672	the construction of single storey pitched roofed extensions to the front and rear of the existing family dwelling for uses associated with the continued use of the property as a family dwelling with associated internal alterations and changes to elevations including to door and window openings including new roof windows in the extension to the rear etc.	No potential for in-combination effects given the scale and location of the project.
18812	new two storey detached dwelling house to the north of existing two storey dwelling house, together with all associated site development works and new site entrance to site	The proposed development is located 1.9km from Rye Water Valley/Carton SAC. Having regard to the nature and scale of the development and the proximity of same to the nearest SAC site, it is not considered that there would be potential for significant effects on the Natura 2000 network.
181179	a single storey extension to front/western elevation of existing single storey detached dwelling, and all associated site works	No potential for in-combination effects given the scale and location of the project.
181484	(1) The provision of a new hard standing car park area to the south-west of the existing Maynooth Train Station, creating an additional 34 No. car parking spaces. (2) New retaining wall to track side	No potential for in-combination effects given the scale and location of the project.

Planning Ref.	Description of development	Comments
	of proposed development, kerbing, safety barriers, drainage, road markings, public lighting and all other associated site works. Revised by significant further information consisting of; the addition of a shared surface between Bond Bridge (R408) pedestrian entrance and the existing Train Station Building. Provision of additional bicycle parking on site to east of existing station building. Amendments to existing boundary wall at pedestrian crossing point to the north-east of site. The site (red line) boundary has changed to include the above works.	
181506	Single storey side extension	No potential for in-combination effects given the scale and location of the project.
19130	to demolish garage extension to the existing house and replace with a proposed single storey extension to the side and rear elevation of the existing dwelling house and to include all associated site works	No potential for in-combination effects given the scale and location of the project.
19211	the construction of a two storey dwelling (227sqm) incorporating living room, kitchen/dining, study, utility to ground floor with four bedrooms and bathroom to first floor together with ancillary accommodation and shed (12sqm) to the rear. The proposed development includes the widening of the existing entrance, boundary walls, drainage and associated site works. Revised by significant further information consisting of; Revised design consisting of changes to the first floor windows to include louvres and internal alterations to the layout. Increase the rear open space of 282 Old Greenfield. Photomontages/shadow analysis of the proposal and revised entrance details are also submitted.	No potential for in-combination effects given the scale and location of the project.
19212	2 No. semi-detached single storey dwellings with attic dormers incorporating kitchen/dining/living room, 2 No. bedrooms to ground floor with 2 No. bedrooms and bathroom to attic dormer together with ancillary accommodation. The proposed development includes the widening of existing entrance, boundary walls, drainage and associated site works. Revised by significant further information consisting of; Revised design including new windows and doors to eastern elevation of one of the proposed dwellings facing Straffan Road and internal alterations to the layout of both dwellings to provide more storage. Photomontages/shadow analysis of the proposal and revised entrance details are also submitted.	No potential for in-combination effects given the scale and location of the project.
19227	two proposed dormer bungalows, two new entrances, the associated connections to mains services, and all ancillary site works. Revised by significant further information consisting of; revised house plans and a shadow study	No potential for in-combination effects given the scale and location of the project.
19501	Construction of a single storey extension to rear of existing dwelling and two storey extension to side of existing dwelling	No potential for in-combination effects given the scale and location of the project.

Planning Ref.	Description of development	Comments
19662	a single storey extension to the rear of our existing property and all associated site works	No potential for in-combination effects given the scale and location of the project.
191110	(A)the demolition of existing single storey house and outbuilding, (B) permission for 8 no. 3 bedroom semi detached two storey houses, (C) permission for 1 no. dormer type 4-bedroom house, (D) permission for garden storage shed in each garden and (E) new vehicular entrance and access drive way and all associated site drainage works. Revised by significant further information consisting of; revised site layout and change in house design	No potential for in-combination effects given the scale and location of the project.
191155	construction of 4 No. two storey (4 bedroom) semi-detached dwellings to the rear of the existing dwelling with vehicular access off Silken Vale Road, and 1 No. single storey (2 bedroom) detached dwelling to the side of existing dwelling with shared vehicular access from existing dwelling entrance off Old Greenfield Road, and all associated site works	No potential for in-combination effects given the scale and location of the project.
191379	six No. self catering units in one 3 storey block and all associated site works on site to the rear	No potential for in-combination effects given the scale and location of the project.
2091	construction of a single-storey extension to side and rear of existing dwelling, all associated site and landscaping works to include one additional new off-street car parking space to the fore of house	No potential for in-combination effects given the scale and location of the project.
20492	to erect extension on East side of dwelling house, and all ancillary site works	No potential for in-combination effects given the scale and location of the project.
201104	for new raised roof and parapet levels over existing converted garage to facilitate new downstairs bedroom and disabled accessible wet room with new ramps to front and rear of dwelling and all ancillary site works	No potential for in-combination effects given the scale and location of the project.
201170	new first floor extension over existing single storey extension to the side of domestic dwelling and all ancillary site works including additional solar panels	No potential for in-combination effects given the scale and location of the project.

There are no predicted in-combination effects given that the reasons discussed in the 'Comments' column of Table 4, above, and given that the Proposed Development is unlikely to have any adverse effects on the any European sites.

The Kildare County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same Zone of 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 for 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 *initially* assessed on a case by case basis by Kildare County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

## 6. Conclusion

On the basis of the information supplied, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

It may be concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

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 unlikely to significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
4. It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the Proposed Development were to proceed.

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

An appropriate assessment is not, therefore, required.

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

## 7. References

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

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

European Commission (2001) Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission, Brussels.

European Commission (2018) Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC.

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

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

NPWS (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 (2021) 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



# Appendix A

## FINDING OF NO SIGNIFICANT EFFECTS REPORT

### Finding no significant effects report matrix

#### Name of project or plan

Greenfields Residential Development Maynooth

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

The nearest European site to the Proposed Development is the Rye Water Valley/Carton SAC (Site Code 001398). However, it is noted that there is no connectivity to this site.

There are no rivers or streams in the vicinity of the Proposed Development site and there is no connectivity to any European sites.

#### Description of the project or plan

The Proposed Development comprises the provision of 65 no. social housing units including the retention and strengthening of existing site boundary hedgerows where appropriate, construction of new boundary walls/fences/railings where applicable, maintaining safe access for existing residents ad all associated site works.

Wastewater will be directed to municipal sewer for appropriate treatment.

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

No

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

A review of the National Planning Application Database was undertaken. The first stage of this review confirmed that there were no data outages in the area where the Proposed Development is located. The database was then queried for developments granted planning permission within 300m of the Proposed Development within the last three years.

Planning Ref.	Description of development	Comments
17680	1) a partially roofed and pergola-covered 17.4sqm BBQ structure to the rear of the house. 2) an archway over the gate to the side of the house. 3) a 24.8sqm sauna structure annexed to the rear and side of the existing garage structure	The proposed development is located 2.4km from Rye Water Valley/Carton SAC. Having regard to the nature and scale of the development and the proximity of same to the nearest SAC site, it is not considered that there would be potential for significant effects on the Natura 2000 network.
17693	change of use from Xtravision Retail Unit to a Thai Restaurant. The proposed development will include the redecoration of the interior including artistic murals, a background photo booth and a private hire kiosk. The external frontage shall be repainted and have commercial signage. The external side wall shall have an artistic mural painted. The application also includes for plant, associated with the operation of the restaurant, located on the roof including extract fans and air conditioning compressors and the installation of an external grease trap at the connection to the existing mains. Revised by Significant Further Information which consists of revised floor plans, elevation and roof plans detailing extractor	Having regard to the nature and scale of the proposed development and there are no Natura 2000 sites within 9km of the subject site, it is not considered that there would be potential for significant effects on the Natura 2000 network.

Planning Ref.	Description of development	Comments
	fan & handling unit. The information was also submitted in response to local submissions	
171046	The construction of a new 3 bedroom dormer style bungalow in the side garden, with 1 bedroom on the first floor, and 2 bedrooms, living room, sitting room, kitchen and ancillary accommodation on the ground floor and all associated site works	No potential for in-combination effects given the scale and location of the project.
18209	(1) Constructing a first floor bedroom and study with gabled roof over the converted garage. (2) A ground floor extension to the rear to include a bay window and 5 roof lights and (3) Associated ancillary site works all	No potential for in-combination effects given the scale and location of the project.
18672	the construction of single storey pitched roofed extensions to the front and rear of the existing family dwelling for uses associated with the continued use of the property as a family dwelling with associated internal alterations and changes to elevations including to door and window openings including new roof windows in the extension to the rear etc.	No potential for in-combination effects given the scale and location of the project.
18812	new two storey detached dwelling house to the north of existing two storey dwelling house, together with all associated site development works and new site entrance to site	The proposed development is located 1.9km from Rye Water Valley/Carton SAC. Having regard to the nature and scale of the development and the proximity of same to the nearest SAC site, it is not considered that there would be potential for significant effects on the Natura 2000 network.
181179	a single storey extension to front/western elevation of existing single storey detached dwelling, and all associated site works	No potential for in-combination effects given the scale and location of the project.
181484	(1) The provision of a new hard standing car park area to the south-west of the existing Maynooth Train Station, creating an additional 34 No. car parking spaces. (2) New retaining wall to track side of proposed development, kerbing, safety barriers, drainage, road markings, public lighting and all other associated site works. Revised by significant further information consisting of; the addition of a shared surface between Bond Bridge (R408) pedestrian entrance and the existing Train Station Building. Provision of additional bicycle parking on site to east of existing station building. Amendments to existing boundary wall at pedestrian crossing point to the north-east of site. The site (red line) boundary has changed to include the above works.	No potential for in-combination effects given the scale and location of the project.
181506	Single storey side extension	No potential for in-combination effects given the scale and location of the project.
19130	to demolish garage extension to the existing house and replace with a proposed single storey extension to the side and rear elevation of the existing dwelling house and to include all associated site works	No potential for in-combination effects given the scale and location of the project.
19211	the construction of a two storey dwelling (227sqm) incorporating living room, kitchen/dining, study, utility to ground floor with four bedrooms and bathroom to first floor together with ancillary accommodation and shed (12sqm) to the rear. The proposed development includes the widening of the existing entrance, boundary walls, drainage and associated site works. Revised by significant	No potential for in-combination effects given the scale and location of the project.

Planning Ref.	Description of development	Comments
	further information consisting of; Revised design consisting of changes to the first floor windows to include louvres and internal alterations to the layout. Increase the rear open space of 282 Old Greenfield. Photomontages/shadow analysis of the proposal and revised entrance details are also submitted.	
19212	2 No. semi-detached single storey dwellings with attic dormers incorporating kitchen/dining/living room, 2 No. bedrooms to ground floor with 2 No. bedrooms and bathroom to attic dormer together with ancillary accommodation. The proposed development includes the widening of existing entrance, boundary walls, drainage and associated site works. Revised by significant further information consisting of; Revised design including new windows and doors to eastern elevation of one of the proposed dwellings facing Straffan Road and internal alterations to the layout of both dwellings to provide more storage. Photomontages/shadow analysis of the proposal and revised entrance details are also submitted.	No potential for in-combination effects given the scale and location of the project.
19227	two proposed dormer bungalows, two new entrances, the associated connections to mains services, and all ancillary site works. Revised by significant further information consisting of; revised house plans and a shadow study	No potential for in-combination effects given the scale and location of the project.
19501	Construction of a single storey extension to rear of existing dwelling and two storey extension to side of existing dwelling	No potential for in-combination effects given the scale and location of the project.
19662	a single storey extension to the rear of our existing property and all associated site works	No potential for in-combination effects given the scale and location of the project.
191110	(A)the demolition of existing single storey house and outbuilding, (B) permission for 8 no. 3 bedroom semi detached two storey houses, (C) permission for 1 no. dormer type 4-bedroom house, (D) permission for garden storage shed in each garden and (E) new vehicular entrance and access drive way and all associated site drainage works. Revised by significant further information consisting of; revised site layout and change in house design	No potential for in-combination effects given the scale and location of the project.
191155	construction of 4 No. two storey (4 bedroom) semi-detached dwellings to the rear of the existing dwelling with vehicular access off Silken Vale Road, and 1 No. single storey (2 bedroom) detached dwelling to the side of existing dwelling with shared vehicular access from existing dwelling entrance off Old Greenfield Road, and all associated site works	No potential for in-combination effects given the scale and location of the project.
191379	six No. self catering units in one 3 storey block and all associated site works on site to the rear	No potential for in-combination effects given the scale and location of the project.
2091	construction of a single-storey extension to side and rear of existing dwelling, all associated site and landscaping works to include one additional new off-street car parking space to the fore of house	No potential for in-combination effects given the scale and location of the project.
20492	to erect extension on East side of dwelling house, and all ancillary site works	No potential for in-combination effects given the scale and location of the project.
201104	for new raised roof and parapet levels over existing converted garage to facilitate new downstairs bedroom	No potential for in-combination effects given the scale and location of the project.

Planning Ref.	Description of development	Comments
	and disabled accessible wet room with new ramps to front and rear of dwelling and all ancillary site works	
201170	new first floor extension over existing single storey extension to the side of domestic dwelling and all ancillary site works including additional solar panels	No potential for in-combination effects given the scale and location of the project.

There are no predicted in-combination effects given that the reasons discussed in the 'Comments' column of the table, above, and given that the Proposed Development is unlikely to have any adverse effects any European sites.

The Kildare County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same Zone of 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 for 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 *initially* assessed on a case by case basis by Kildare County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

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

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

The nearest European site to the Proposed Development is the Rye Water Valley/Carton SAC (Site Code 001398). However, it is noted that there is no connectivity to this site.

There are no rivers or streams in the vicinity of the Proposed Development site and there is no connectivity to any European sites.

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

On the basis of the information supplied, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

It may be concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

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

The requirement for Appropriate Assessment Screening was determined through informal pre-planning consultation.

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**Response to consultation**

N/A.

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## *DATA COLLECTED TO CARRY OUT THE ASSESSMENT*

**Who carried out the assessment**

Moore Group Environmental Services.

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**Sources of data**

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

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

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**Level of assessment completed**

Desktop Assessment.

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

Kildare County Council Planning Section.

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## *OVERALL CONCLUSIONS*

On the basis of the information supplied, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development on fully serviced lands,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

It may be concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

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 unlikely to significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
4. It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the Proposed Development were to proceed.

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

An appropriate assessment is not, therefore, required.