

Article 6 (3) Appropriate Assessment Screening Report

PROPOSED FIRE STATION, MAYNOOTH, CO. KILDARE



DOCUMENT DETAILS



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1. INTRODUCTION

1.1 Background

MKO has been appointed to provide the information necessary to allow the competent authority to conduct an Article 6(3) Screening for Appropriate Assessment of a proposed Fire Station development, Maynooth, Co. Kildare (grid ref: N 94072 36352).

Screening for Appropriate Assessment is required under Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Where it cannot be excluded that a project or plan, either alone or in combination with other projects or plans, would have a significant effect on a European Site then same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The current project is not directly connected with, or necessary for, the management of any European Site consequently the project has been subject to the Appropriate Assessment Screening process.

The assessment in this report is based on a desk study undertaken in May to August of 2022 and a field survey undertaken in June 2022. It specifically assesses the potential for the proposed development to result in significant effects on European sites in the absence of any best practice, mitigation or preventative measures.

This Appropriate Assessment Screening Report has been prepared in accordance with the European Commission's *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)*, Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2001) and Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment's *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010)*.

In addition to the guidelines referenced above, the following relevant documents were also considered in the preparation of this report:

1. *Office of the Planning Regulator (2021) – Appropriate Assessment Screening for Development Management,*
2. *Council of the European Commission (1992) Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. Official Journal of the European Communities. Series L 20, pp. 7-49.*
3. *EC (2000) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC, Office for Official Publications of the European Communities, Luxembourg.*
4. *EC (2007) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence. Opinion of the commission.*
5. *EC (2013) Interpretation Manual of European Union Habitats. Version EUR 28. European Commission.*

1.2 Appropriate Assessment

1.2.1 Screening for Appropriate Assessment

Screening is the process of determining whether an Appropriate Assessment is required for a plan or project. Under Part XAB of the Planning and Development Act, 2000, as amended, screening must be carried out by the Competent Authority. As per Section 177U of the Planning and Development Act, 2000, as amended 'A screening for appropriate assessment shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site'. The Competent Authority's determination as to whether an Appropriate Assessment is required must be made on the basis of objective information and should be recorded. The Competent Authority may request information to be supplied to enable it to carry out screening.

Consultants or project proponents may provide for the competent authority, the information necessary for them to determine whether an Appropriate Assessment is required and provide advice to assist them in the Article 6(3) Appropriate Assessment Screening decision.

Where it cannot be excluded beyond reasonable scientific doubt at the Screening stage, that a proposed plan or project, individually or in combination with other plans and projects, would have a significant effect on the conservation objectives of a European site, an Appropriate Assessment is required.

Where an Appropriate Assessment is required, the Competent Authority may require the applicant to prepare a Natura Impact Statement.

The term Natura Impact Statement (NIS) is defined in legislation¹. An NIS, where required, should present the data, information and analysis necessary to reach a definitive determination as to 1) the implications of the plan or project, alone or in combination with other plans and projects, for a European site in view of its conservation objectives, and 2) whether there will be adverse effects on the integrity of a European site. The NIS should be underpinned by best scientific knowledge, objective information and by the precautionary principle.

This Article 6(3) Appropriate Assessment Screening Report has been prepared in compliance with the provision of section 177U of the Planning & Development Act 2010 as amended.

Statement of Authority

Baseline ecological surveys were undertaken on the 13th of June 2022 by Aran von der Geest Moroney (B.Sc.) and Rachel Walsh (B.Sc.) of MKO. This report has been prepared by Aran von der Geest Moroney (B.Sc.) and Rachel Walsh (B.Sc.). The report has been reviewed by Rachel Walsh, who has over 2 years' experience in ecological assessment.

¹ As defined in Section 177T of the Planning and Development Act, 2000 as amended, an NIS means a statement, for the purposes of Article 6 of the Habitats Directive, of the implications of a proposed development, on its own and in combination with other plans and projects, for a European site in view of its conservation objectives. It is required to include a report of a scientific examination of evidence and data, carried out by competent persons to identify and classify any implications for the European site in view of its conservation objectives

2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Location

The proposed development site is located east of the Straffan Road Lidl and south of Carton Court, Maynooth, Co. Kildare (grid ref: N 94064 36341). The site is located in an urban landscape surrounded by existing and under-construction residential infrastructure to the southeast, north and east. The proposed development site is accessible to the south via Mullen Park Road. The Rye Water Valley/ Carton SAC is located 2.3km northeast of the proposed development site.

The location of the development site is shown in Figure 2-1.

2.2 Characteristics of the Proposed Development

Planning Permission is sought by Kildare County Council for development on a site located at Straffan Road, Maynooth, Co. Kildare.

The development will consist of the following:

- > A Training tower,
- > Signage,
- > Landscaping,
- > Connections to existing services,
- > Public footpaths,
- > and all associated site development works.

The gross site area of the proposed development is 3,016.2 m².

The proposed site layout is provided in Figure 2-2.

2.2.1 Site Investigations

According to tests carried out by Site Investigations Ltd. at the Development Site, no groundwater was encountered to a depth of 1.8m.

The site is located over an area classed as having 'High' groundwater vulnerability (GSI), which comprises a water table between 3m and 10m below ground level.

The proposed formation levels for the Fire Station are 1m for the main structure and 1.5m for the training tower. Therefore, works will not be in contact with groundwater.

2.3 **Surface water and wastewater management**

2.3.1 **Surface Water Management**

It is proposed to cater for the new hard standing areas and paved surfaces of the development and the additional surface run-off created by incorporating swales, permeable surfacing to the car parks, rainwater harvesting from the roof and Tree Pits/ Bio retention areas.

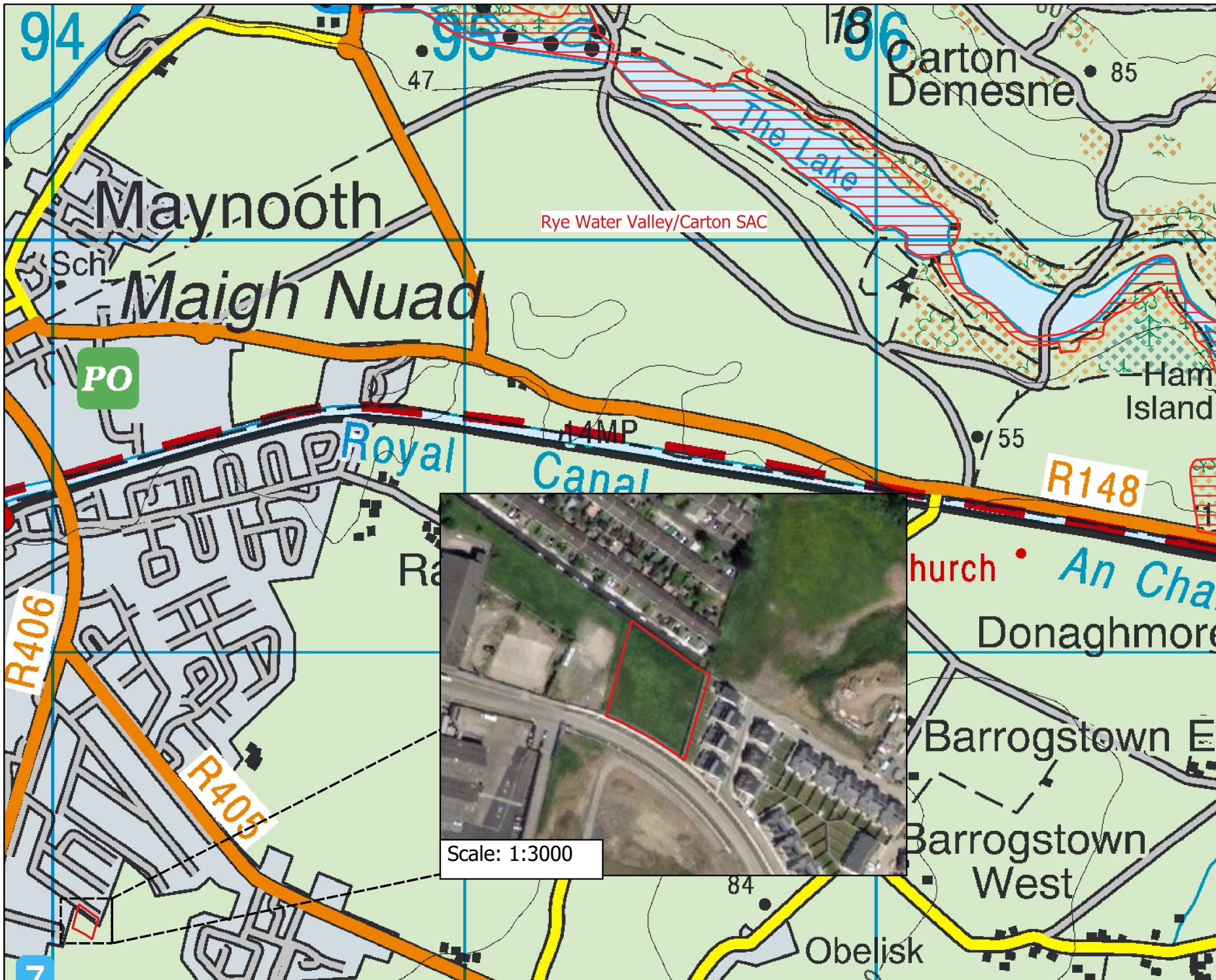
In the case that the soft scape SuDs measures are overwhelmed by surface water runoff there are overflows provided into an underground pipe system and attenuation tank. The surface water that does not discharge via infiltration will pass through a petrol interceptor, a flow control device limiting the flow to 2L/s/ha and finally discharge to the existing surface water pipe outside Brian Noone Ltd. To the south west of the proposed development site.

The layout drawings of the proposed surface water drainage measures are shown in Appendix I.

2.3.2 **Wastewater Management**



It is intended to connect to the public network via an existing sewer to the south west of the proposed development site at Mullen Park Road. A pre-connection enquiry has been sent to Irish Water to request connection to this existing sewer in relation to water and wastewater flows from the development site. A confirmation of the capability for connection was received on the 8th of June 2022 and is attached to this report as Appendix II.

The layout drawings of the proposed new foul drainage measures as well as the location of the existing public sewer are shown in Appendix I.



Scale: 1:3000

Map Legend

-  Site Boundary
-  Special Area of Conservation (SAC)



Drawing Title

Site location

Project Title

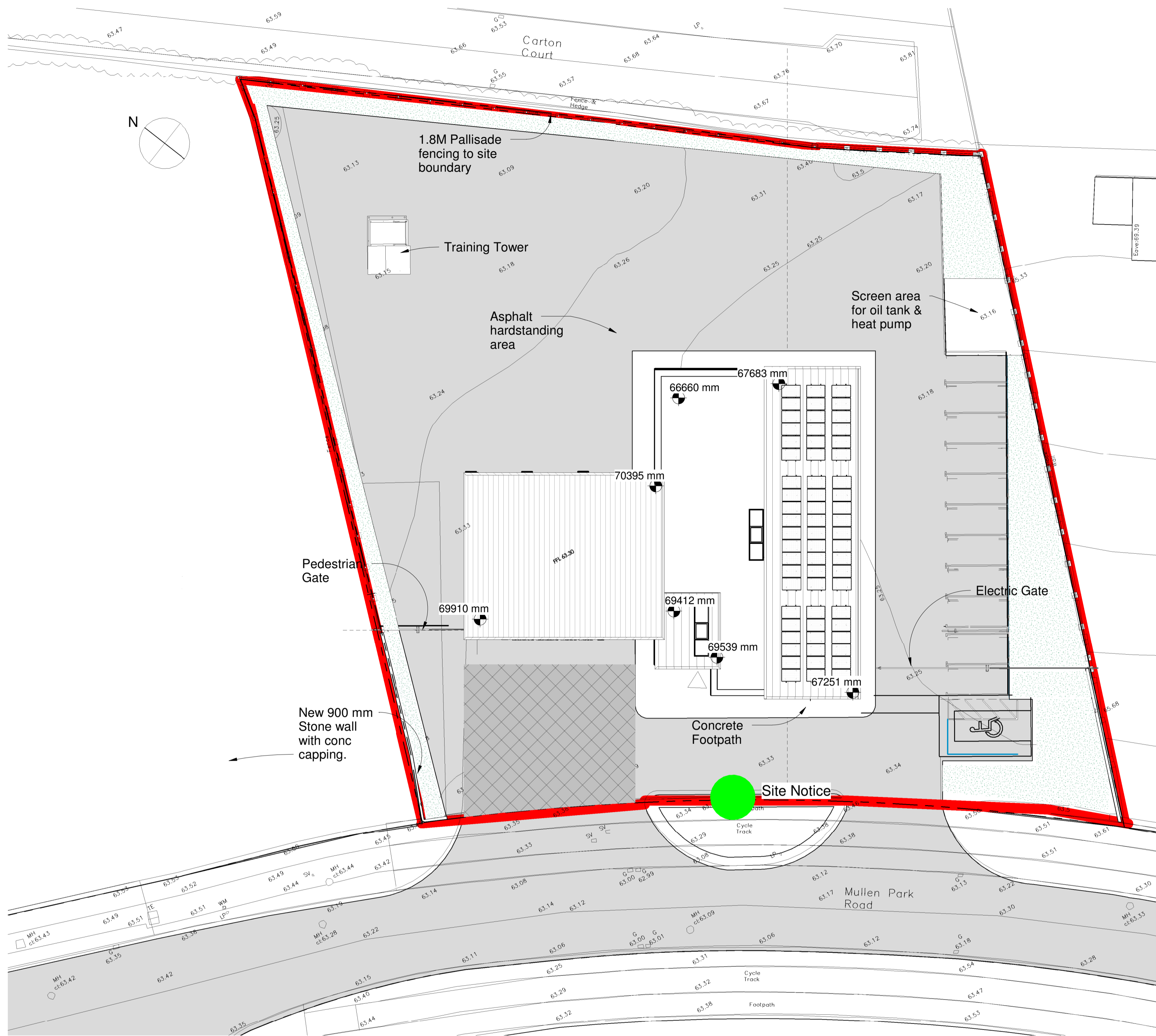
Maynooth Fire Station Development

Drawn By	AvdGM	Checked By	RW
Project No.	220424	Drawing No.	Fig 2-1
Scale	1:12015	Date	2022-08-19



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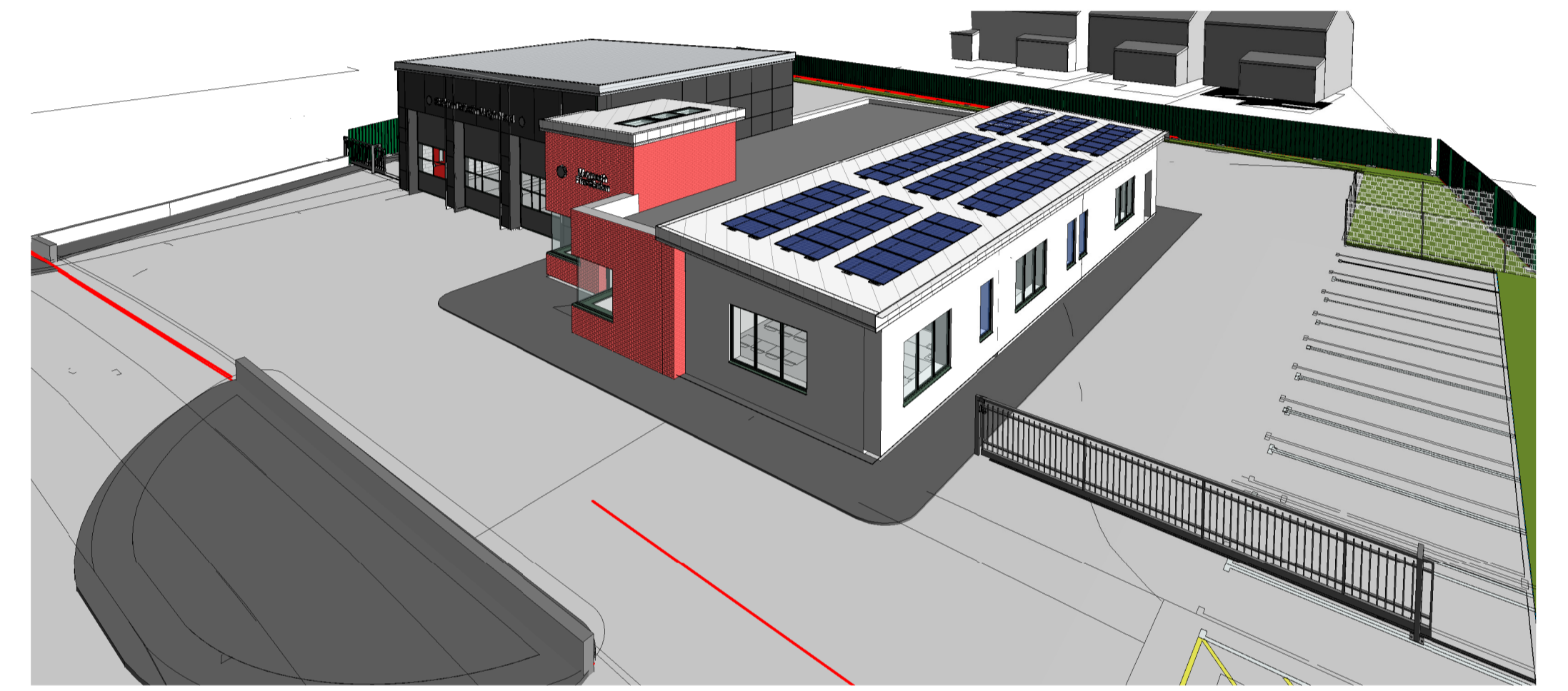
Map Displays Esri Satellite Imagery Data
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1 Proposed Site layout
1 : 200



5 1 Ariel View



4 2 External View East



3 3 External View West

Figure 2-2

NOTE:

- ALL SERVICES, LEVELS AND STRUCTURE TO ENGINEERS DETAILS/SPECIFICATION.
- SEE SITE PLAN FOR FFL & ORIENTATION OF UNITS
- NOT FOR CONSTRUCTION PURPOSES.

DRAFT PLANNING

Rev	Description	By	Date
1	VHA		
2	VINCENT HANNON ARCHITECTS		
3	Silgo Suite 4, Abbey Street North, Dublin Road, Galway, H91 V97E		
4	Galway Suite 4, Cloch Mhile, Dublin Road, Galway, H91 V97E		
5	Maynooth Office 20, Block B, Maynooth Business Campus, Kildare		
Client: Kildare County Council Project: Maynooth Fire Station			
Drawing Description: Site Plan		Scale: As indicated	
Status: Planning		Drawing No: 220211 - 1 - 100	
Date: 07/06/22		Rev: 4	
Drawn by: HAN		Checked by: BF	

2.3.3

Description of the Baseline Ecological Environment

Assessing the impacts of any project and associated activities requires an understanding of the ecological baseline conditions prior to and at the time of the project proceeding. Ecological Baseline conditions are those existing in the absence of proposed activities (CIEEM 2018).

A multidisciplinary ecological walkover survey of the site was conducted on the on the 13th of June 2022 in line with NRA (2009) guidelines (Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes) by Aran von der Geest Moroney (B.Sc.) and Rachel Walsh (B.Sc.). The ecological survey was undertaken within the optimal time of year to undertake a habitat and flora survey (Smith et. al 2011).

The proposed development site consists of rank grassland habitat classified as **Dry meadows and grassy verges (GS2)** (Plate 2-1). Species include cocks foot (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*), rough meadow grass (*Poa trivialis*), perennial rye grass (*Lolium perenne*), creeping buttercup (*Ranunculus repens*), meadow buttercup (*Ranunculus acris*), dandelion (*Taraxacum officinale agg.*), broad-leaved dock (*Rumex obtusifolius*), curly dock (*Rumex crispus*), spear thistle (*Cirsium vulgare*), creeping thistle (*Cirsium arvense*), common sorrel (*Rumex acetosa*), nettle (*Urtica dioica*), false oat-grass (*Arrhenatherum elatius*), meadow foxtail (*Alopecurus pratensis*) and willowherb (*Epilobium spp.*). Small areas of the proposed development site consist of recolonising disturbed ground classified as **Recolonising bare ground (ED3)** (Plate 2-2). The western boundary of the development site consists of further **Dry meadows and grassy verges (GS2)** habitat separated by a metal fence classified as **Buildings and artificial surfaces (BL3)** (Plate 2-3). The development site is separated from a public footpath to the south by hoarding which extends along the entire southern boundary of the proposed development site (Plate 2-4). The eastern boundary of the proposed development site is comprised of a concrete block wall classified as **Buildings and artificial surfaces (BL3)** with a newly developed housing estate beyond the wall (Plate 2-5). The northern boundary of the development site is separated from a housing development by a hawthorn (*Crataegus monogyna*) **Hedgerow (WL1)** (Plate 2-6).

No species or habitats designated for nearby European designated sites were recorded during the multidisciplinary walkover survey.

No species listed as a Third Schedule Invasive Alien Species (IAS) of the European Communities Regulations 2011 (S.I. 477 of 2015) was recorded within the development site boundary.



Plate 2-1 Dry meadows and grassy verges (GS2) habitat present within the proposed development site.



Plate 2-2 Area of Recolonising bare ground (ED3) habitat in the foreground.



Plate 2-3 Metal fence at the border to the west of the proposed development site.



Plate 2-4 Hoarding present along the southern boundary of the proposed development site.



Plate 2-5 looking eastward at northern boundary of proposed development site with concrete block wall and newly constructed residential development in background.



Plate 2-6 Hawthorn Hedgerow (WLI) running along the northern boundary of the proposed development site.

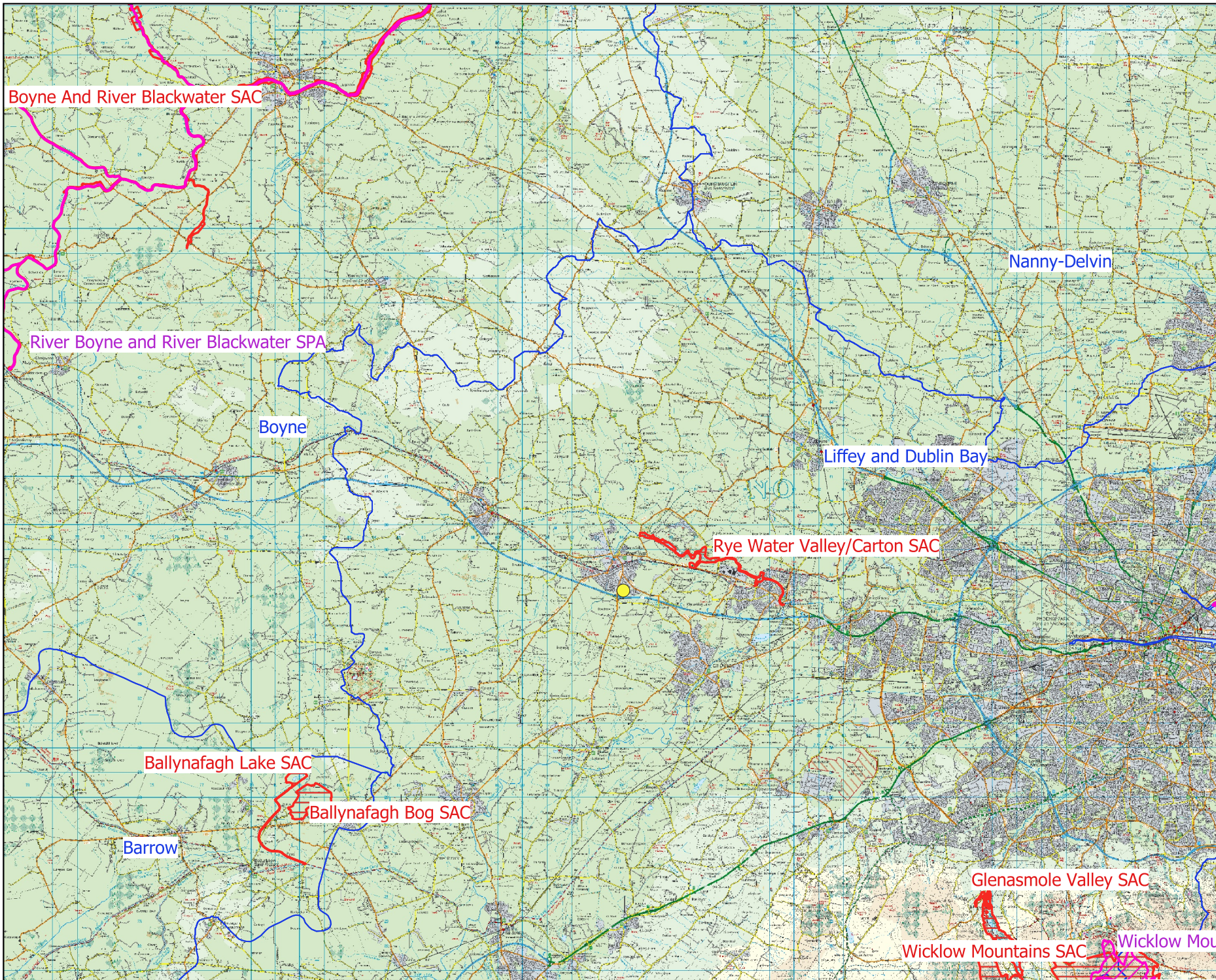
3. IDENTIFICATION OF RELEVANT EUROPEAN SITES

3.1 Identification of the European Sites within the Likely Zone of Impact

The following methodology was used to establish which European Sites are within the Likely Zone of Impact of the proposed development:

- Initially the most up to date GIS spatial datasets for European designated sites and water catchments were downloaded from the NPWS website (www.npws.ie) and the EPA website (www.epa.ie) on the 03/08/2022. The datasets were utilized to identify European Sites which could feasibly be affected by the proposed development.
- All European Sites that could potentially be affected were identified using a source-pathway - receptor model. To provide context for the assessment, European Sites within a distance of 15km surrounding the development site are shown on Figure 3.1. Information on these sites according to the site-specific conservation objectives is provided in Table 3-1². Sites that were further away from the proposed development were also considered and no source-pathway-receptor chain for significant effect was identified for any European Site that was further than 15km from the site.
- The catchment mapping was used to establish or discount potential hydrological connectivity between the site of the proposed development and any European Sites. The hydrological catchments are also shown in Figure 3.1.
- In relation to Special Protection Areas, in the absence of any specific European or Irish guidance in relation to such sites, the Scottish Natural Heritage (SNH) Guidance, ‘*Assessing Connectivity with Special Protection Areas (SPA)*’ (2016) was consulted. This document provides guidance in relation to the identification of connectivity between proposed development and Special Protection Areas. The guidance takes into consideration the distances species may travel beyond the boundary of their SPAs and provides information on dispersal and foraging ranges of bird species which are frequently encountered when considering plans and projects.
- Table 3.1, provides details of all relevant European Sites as identified in the preceding steps and assesses which are within the likely Zone of Impact. The assessment considers any likely direct or indirect impacts of the proposed development, both alone and in combination with other plans and projects, on European Sites by virtue of the following criteria: size and scale, land-take, distance from the European Site or key features of the site, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operation and decommissioning were considered in this screening assessment.
- The site synopses and conservation objectives of these sites, as per the NPWS website (www.npws.ie), were consulted and reviewed at the time of preparing this report 03/08/2022.
- Where potential pathways for Significant Effect are identified, the site is included within the Likely Zone of Impact and further assessment is required.

² Office of the Planning Regulator (2021) guidance; ‘OPR Practice Note PN01 Appropriate Assessment Screening for Development Management’, utilises the Source-Pathway-Receptor model. This Appropriate Assessment Screening Report follows this guidance as well as providing information on European sites located within 15km of the proposed development as recommended in guidance provided by DEHLG (2010).



Map Legend

- Site Location
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- WFD Catchments

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Drawing Title
Site Location in relation to EU Designated Sites

Project Title
Maynooth Fire Saton Development

Drawn By AvdGM	Checked By RW
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Project No. 220424	Drawing No. Fig 3-1
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Scale 1:200000	Date 2022-08-03
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Table 3.3-1 Identification of Designated sites within the Likely Zone of Impact

European Sites and distance from proposed development	Qualify Interests/Special Conservation Interests for which the European site has been designated (Sourced from NPWS online Conservation Objectives, www.npws.ie on the 03/08/2022	Conservation Objectives	Likely Zone of Impact Determination
Special Areas of Conservation (SAC)			
<p>Rye Water Valley/ Carton SAC (001398)</p> <p>Distance: 2.3km</p>	<ul style="list-style-type: none"> ➤ [7220] Petrifying springs with tufa formation (Cratoneurion) ➤ [1014] Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) ➤ [1016] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) 	<p>Detailed conservation objectives for this site, (Version 1, December 2021, were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>The proposed development is located outside the boundary of this SAC and there is no potential for direct effect.</p> <p>The SAC is located 2.3km northeast of the development site. There are no surface water features present within or adjacent to the development site. The proposed development site is located within a separate sub-catchment to the SAC. There is no source-pathway-receptor chain for effect between the development site and the SAC via surface water pathways.</p> <p>The proposed development site is situated in an area of high groundwater vulnerability with a water table level at 3-10m depth (GSI) and within the same groundwater body as the SAC. However, the formation level for the foundations will be 1m for the main structure and 1.5m for the training tower. In addition, during the Site Investigation works carried out on the proposed development no groundwater was encountered to a depth of 1.8m (Section 2.2.1). The depths of foundations for the proposed development site are outside the water table range as per GSI and Site investigations works. Therefore, no source-pathway-receptor chain for indirect effect via groundwater pathways was identified between the proposed development site and the SAC.</p> <p>There is therefore no potential for indirect effect on the aquatic/groundwater-dependent habitat and species for which the SAC is designated.</p> <p>This site is not within the likely zone of impact and no further assessment is required.</p>

<p>Ballynafagh Bog SAC [000391]</p> <p>Distance: 14.3km</p>	<ul style="list-style-type: none"> ➤ [7110] Active raised bogs ➤ [7120] Degraded raised bogs still capable of natural regeneration ➤ [7150] Depressions on peat substrates of the Rhynchosporion 	<p>Detailed conservation objectives for this site, (Version 1, November 2015), were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>The proposed development is located outside the boundary of this SAC and there is no potential for direct effect.</p> <p>The potential for indirect effect on the terrestrial QIs can be ruled out due to the terrestrial nature of the habitats, the intervening distance between the development site and the SAC and the absence of a source-pathway-receptor chain for likely significant effect.</p> <p>This site is not within the likely zone of impact and no further assessment is required.</p>
<p>Ballynafagh Lake SAC [001387]</p> <p>Distance: 14.7km</p>	<ul style="list-style-type: none"> ➤ [1016] Desmoulin's Whorl Snail <i>Vertigo moulinsiana</i> ➤ [1065] Marsh Fritillary <i>Euphydryas aurinia</i> ➤ [7230] Alkaline fens 	<p>Detailed conservation objectives for this site, (Version 1, December 2021), were reviewed as part of the assessment and are available at www.npws.ie</p>	<p>The proposed development is located outside the boundary of this SAC and there is no potential for direct effect.</p> <p>The potential for indirect effect on Marsh Fritillary can be ruled out due to the terrestrial nature of the species, the intervening distance and the absence of a source-pathway-receptor chain for likely significant effect.</p> <p>The proposed development site is located within a separate hydrological catchment and a separate groundwater body to the SAC. Therefore, there is no potential for indirect effect on any of the aquatic-dependent QIs listed.</p> <p>This site is not within the likely zone of impact and no further assessment is required.</p>

3.2

Likely Cumulative Impact of the Proposed Works on European Sites, in-combination with other plans and projects

The online planning system for Kildare County Council was consulted on the 03/08/2022. Projects identified within the wider area included minor alterations or extensions to single dwelling houses and commercial buildings as well as changes in use of commercial buildings. Other projects identified in the wider area within the last 5 years include:

- Permission for amendments to planning permission reference 20/1066 (relating to the demolition of the existing Discount Foodstore and construction of a new single storey mono-pitch Discount Foodstore with ancillary off-licence use). The proposed development comprises: (1) The construction of a revised single storey part flat part mono-pitch Discount Foodstore (with ancillary off-licence use) with enclosed delivery loading bay, with an increased total gross floor space of 2,495 sqm and an increased net retail sales area of 1,645 sqm (in lieu of 2,235 sqm and 1,420 sqm respectively permitted under 20/1066; (2) Associated reconfiguration of site layout, and all other associated and ancillary development and modifications to 20/1066 above and below ground level; and, (3) The construction/erection of 3 No. Photovoltaic Solar Panel Array structures within the site (pl ref: 22220),
- Permission for a 5m high concrete hurling wall and 5m high ball stop fence to the rear of the existing school site and associated sundry other site works (pl ref: 21664),
- Appealed Status: Permission for a development on this 1.99 ha site, approximately, at lands adjoining an existing residential development (Rockfield Court), Railpark, Celbridge Road, Maynooth, Co. Kildare. (This forms Phase 2 of a residential masterplan for some 105 No. units in total on a wider c. 3.26 ha landholding under the Applicant's control). The proposed Phase II development will consist of: Construction of a residential development comprising 47 No. dwellings in total, consisting of 11 No. two-bedroom two storey houses and 10 No. three-bedroom three storey houses (21 No. houses in total) including rear private open spaces; 13 No. one bedroom apartments and 13 No. two-bedroom apartments (26 No. three storey duplex apartments in total), including balconies and a single storey crèche facility (c.261 sqm). The development will also include: new vehicular, cyclist and pedestrian access from Celbridge Road via currently undeveloped lands to the southwest (Phase 1); a new pedestrian footpath and bicycle track along the site frontage to Celbridge Road; the provision of future access connection points to adjacent lands to the southwest (Phase 1), north and the southeast; works to facilitate connections to existing services infrastructure in Rockfield Park to the west. The development will also comprise internal roads, footpaths, cycle tracks, public open spaces, children's play area and bicycle store areas; parking at surface level (95 No. total spaces for car parking and 33 No. bicycles spaces); drainage attenuation; all hard and soft landscaping; boundary treatments; removal of the existing hedgerows adjacent to Celbridge Road; changes in levels; and all ancillary site development works and site services provision (including wayleave to the north-east) above and below ground (pl ref: 21156),
- Appealed Status: Permission for a development on this 2.18 ha site, approximately, at lands adjoining an existing residential development (Rockfield Park), Railpark, Celbridge Road, Maynooth, Co. Kildare. (This forms Phase 1 of a residential masterplan for some 105 no. units in total on a wider c. 3.26 ha landholding under the Applicant's control). The proposed Phase 1 development will consist of: Construction of a residential development comprising 58 no. dwellings in total, consisting of 18 no. two-bedroom two storey houses, 14 no. three-bedroom three storey houses and 2 no. four-bedroom three storey houses (34 no. houses in total) including rear private open spaces; 12 no. one-bedroom apartments and 12 no. two-bedroom apartments (24 no. three storey duplex apartments in total), including

balconies. The development will also include: new vehicular, cyclist and pedestrian access from Celbridge Road; a new pedestrian footpath and cycle track along the main site frontage to Celbridge Road; the provision of future access connection points to adjacent lands to the northeast (Phase 2), northwest and the southeast; works to facilitate connections to existing services infrastructure to the northeast via Phase 2 lands. The development will also comprise internal roads, footpaths, cycle tracks, public open spaces, and bicycle store areas; parking at surface level (117 no. total spaces for car parking and 30 no. bicycles spaces); drainage attenuation; all hard and soft landscaping; boundary treatments; removal of the existing hedgerows adjacent to Celbridge Road, changes in levels; and all ancillary site development works and site services provision (including wayleave to the north-east) above and below ground (pl ref: 21155),

- Permission for construction of a new Discount Foodstore Supermarket with ancillary off-licence sales on an extended site. The proposed development comprises: (1) The demolition of existing single storey Discount Foodstore (with ancillary off-licence use) measuring 1,753sqm gross floor space with a net retail sales area of 1,286sqm; (2) The construction of a single storey (with mezzanine plant deck) mono-pitch (with flat roof loading bay) Discount Foodstore (with ancillary off-licence use) measuring 2,268sqm gross floor space with a net retail sales area of 1,420sqm; (3) Redevelopment/reconfiguration of existing and extended site layout and car parking with revised vehicular access junction, and additional pedestrian access to Straffan Road; and (4) Provision and renewal of boundary treatments, free standing and building mounted signage, covered trolley bay, refrigeration and air conditioning plant and equipment, hard and soft landscaping, public lighting, electric vehicle charging infrastructure, roof mounted solar panels, cycle parking, modification and extension of existing drainage, utility and services infrastructure and connections, relocation of substation, and all other associated and ancillary development and works above and below ground level. Revised by Significant Further Information which consists of submission of a revised noise and vibration impact assessment; adjustment of delivery hours to formally omit night time deliveries; enhancement of boundary treatments and associated acoustic barrier; removal and internalising of the external plant/equipment compound within the building; relocation of ESB Substation; enhancement of pedestrian and cycle facilities have been enhanced within the site and along the link road; and enhancement of hard and soft landscaping and public lighting (pl ref: 201066),
- Permission for a Brams Gourmet Frites restaurant unit, which includes the sale of hot and cold food for consumption on and off the premises. It comprises of a bespoke Serving Container, Double-Decker Seating Container and Storage Container, External Seating area with Parasols and All Ancillary Site Works (pl ref: 20749),
- Permission to alter the existing Moneycooly-Kilcock 38kV line at Mullen Park, Straffan Road, Greenfield, Co. Kildare. The proposed alteration will be carried out over the Townland of Moneycooly, Co. Kildare and will involve undergrounding sections of the above mentioned overhead 38kV line to facilitate the development of a previously permitted housing development Ref: 18/761 & 18/762. The proposed alteration will comprise of One (1) lattice steel tower, of maximum height 15 metres. The existing overhead line consists of three overhead steel reinforced aluminum conductors. Four (4) existing wooden pole sets and the associated overhead wires will be removed as part of the alteration (pl ref: 2011),
- Permission for The proposed development will consist of the construction of 1 no. 3 and 4 storey office building consisting of 2 no. blocks with a central glazed atrium area and a screened plant area, solar panels and equipment at roof level, providing a total GFA of 12,641m². The proposed road infrastructure, and site services as per the previously approved ref. ref 99/2073. Minor amendments to reg. ref. 99/2073 to include rearrangement of previously approved parking, the addition of 12 no. total car parking spaces, 200 no. cycles parking spaces, landscaping consisting of new tree planting, and grass planting, public lighting, and footpaths, ESB substation and switch room, and all associated site and infrastructural works. Revised by significant further information consisting of: Provision of a basement level car park (131 no spaces), access ramp and consequent revisions to the

ground floor layout, site layout plans and minor amendments to the rear elevation (pl ref: 181382),

- Permission for a revision to previously approved development under Reg. Ref. 16/1153 and will consist of the omission of portion of lands to the north west and change of house type from that previously approved. This development (Section A) will consist of the construction of 83 No. dwellings, 1 No. two storey crèche 380sqm with external bin store, link street (Objective TRO 2(a) Maynooth LAP) new boundary wall to rear of proposed housing along western boundaries, new paladin fencing to boundary with “General Development” zoned lands to the north west, provision for pedestrian and cycle link to Carton Court, external bin store to House No. 148 and all associated site works. The housing breakdown is as follows: 2 No. House type A (4 bed, 2.5 storey, 151.7sqm); 19 No. House Type B (3 bed, 2 storey, 114.5sqm); 8 No. House Type F (2 bed, 2 storey, 89.6sqm); 7 No. House Type G (3 bed, 2.5 storey, 132.2sqm) and 47 No. House Type G1 (4 bed, 2.5 storey, 135.9sqm). Total No. of dwellings is 83. Revised by significant further information consisting of; revised layout plan, revised bicycle and bin store to crèche, revised housing mix to include 4 no. 1 bed units and an increase in the total number of units from 83 to 84. The revised housing breakdown is as follows; 3 No. House Type A (4 bed, 2.5 storey, 151.7sqm); 18 No. House Type B (3 bed, 2 storey, 114.5sqm); 1 No. House Type C (3 bed, 2 Storey, 117.7sqm); 6 No. House Type F (2 bed, 2 storey, 89.6sqm); 7 No. House Type G (3 Bed, 2.5 Storey, 132.2sqm); 45 No. House Type G1 (4 bed, 2.5 storey, 135.9sqm), 2 No. House Type J (1 bed, first floor maisonette, 45sqm) & 2 No. House Type K (1 bed, ground floor maisonette, 51 sqm). This is an increase of 1 no. units to a total of 84 (pl ref: 18761),
- Permission for a revision of previously approved development under Reg. Ref. 16/1153 and will consist of the omission of portion of lands to the north west and change of house type from that previously approved. The development (Section B) will consist of the construction of 91 No. dwellings, link street (Objective TRO 2(a) Maynooth LAP), new boundary wall to replace existing boundary wall with Carton Court on western side of public open space, new boundary wall to rear of proposed housing along northern boundary with Greenfield Drive and Maynooth Park, provision for pedestrian and cycle link to Greenfield drive, external bin stores to House Nos. 2 and 71 and all associated site works. The housing breakdown is as follows: 36 No. House Type B (3 bed, 2 storey, 114.5sqm); 4 No. House Type C (3 bed, 2 storey, 117.7sqm); 10 No. House Type F (2 bed, 2 storey, 89.6sqm); 8 No. House Type G (3 bed, 2.5 storey, 132.2sqm) and 33 No. House Type G1 (4 bed, 2.5 storey, 135.9sqm). Total No. of dwellings is 91. Revised by significant further information consisting of; extended red line boundary of application site, revised site layout plan, revised hosing mix to include 4 no. 1 bed units and an increase in the total number of units from 91 to 93. The revised housing breakdown is as follows; 36 No. House Type B (3 bed, 2 storey, 114.5sqm); 3 No. House Type C (3 bed, 2 storey, 117.7sqm); 10 No. House Type F (2 bed, 2 storey, 89.6sqm); 8 No. House Type G (3 bed, 2.5 storey, 132.2sqm), 32 No. House Type G1 (4 bed, 2.5 storey, 135.9sqm), 2 No. House Type J (1 bed, first floor maisonette, 45sqm) & 2 No. House Type K (1 bed, ground floor maisonette, 51sqm). This is an increase of 2 no. units to a total of 93 (pl ref: 18762),
- Permission for the construction of a new gated vehicular access onto the L5054 Ballygoran Local Road along the southern boundary of the existing business campus development and all associated site works (pl ref: 171370).

The Policies and Objectives of the following plans were reviewed and considered as part of this assessment:

- Kildare County Council Development Plan 2017-2023
- Maynooth Local Area Plan 2013 to 2019 (incorporating Amendment no. 1)
- National Biodiversity Action Plan 2017-2021

Table 3-2 Review of Plans

Plans	Key Policies/Issues/Objectives Directly Related to European Sites	Assessment of development compliance with policy
<p>Kildare County Council Development Plan 2017-2023</p>	<p>NH3: Require compliance with Article 10 of the Habitats Directive with regard to encouraging the management of features in the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.</p>	<p>There is no potential for the proposed development to result in significant effects on the Qualifying Interests or Special Conservation Interests associated with any Natura 2000 sites, including the Rye Water Valley/Carton SAC.</p>
	<p>NH4: Support the conservation and enhancement of Natura 2000 Sites including any additional sites that may be proposed for designation during the period of this Plan and to protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site.</p>	
	<p>NH5: Prevent development that would adversely affect the integrity of any Natura 2000 site located within and immediately adjacent to the county and promote favourable conservation status of habitats and protected species including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive.</p>	
	<p>NH6: Ensure an Appropriate Assessment, in accordance with Article 6(3) and Article 6(4) of the Habitats Directive and with DEHLG guidance (2009), is carried out in respect of any plan or project not directly connected with or necessary to the management of a Natura 2000 site to determine the likelihood of the plan or project having a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and to ensure that projects which may give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites will not be permitted (either individually or in combination with other plans or projects) unless for reasons of overriding public interest.</p>	
	<p>NH8: Ensure that any proposal for development within or adjacent to a Natural Heritage Area (NHA), Ramsar Sites and Nature Reserves is designed and sited to minimise its impact on the biodiversity,</p>	

Plans	Key Policies/Issues/Objectives Directly Related to European Sites	Assessment of development compliance with policy
	<p>ecological, geological and landscape value of the site, particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.</p> <p>NH11: Ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2012, the Birds Directive 1979 the Habitats Directive 1992 and the Flora Protection Order species.</p> <p>NH12: Ensure that, where evidence of species that are protected under the Wildlife Acts 1976-2012, the Birds Directive 1979 and the Habitats Directive 1992 exists, appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment. In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in the Habitats Regulations or the Wildlife Acts 1976 -2012 a derogation licence, issued by DAHRRGA, may be required.3.8</p> <p>NH14: Promote best practice with respect to minimising the spread of invasive species in the carrying out of development and to support measures for the prevention and / or eradication of invasive species within the county.</p>	

Plans	Key Policies/Issues/Objectives Directly Related to European Sites	Assessment of development compliance with policy
	<p>NH15: Require, as part of the planning application process, the eradication/control of invasive introduced species including Japanese Knotweed, when identified on a site or in the vicinity of a site, in accordance with Regulation 49 of the European Communities (Birds and Natural Habitats) Regulations 2011 to 2015.</p>	
<p>Maynooth Local Area Plan 2013 to 2019 (Incorporating Amendment no.1)</p>	<p>NH 2: To ensure that any development proposal within the vicinity of or having an effect on a designated site, or adjacent to/within an SAC will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration. Any proposed development which has the potential to impact on a Natura Site will be screened for Appropriate Assessment. In all such cases the developer shall consult with the National Parks and Wildlife Section of the DoAHG</p>	<p>There is no potential for the proposed development to result in significant effects on the Qualifying Interests or Special Conservation Interests associated with any Natura 2000 sites, including the Rye Water Valley/Carton SAC.</p>
<p>National Biodiversity Action Plan 2017-2021</p>	<p>Target 6.2 - Sufficiency, coherence, connectivity, and resilience of the protected areas network substantially enhanced by 2020.</p>	<p>The National Biodiversity Action Plan was comprehensively reviewed with particular focus on policies and objectives related to the Natura 2000 network. No negative impacts were identified with regard to the proposed development.</p>

The review of plans and projects that is described above did not reveal any additional potential pathways for effect on European Sites that may have arisen as a result of those plans or projects.

No pathway or mechanism for the development works to result in any significant effect on any European Site, was identified when considered on its own during the assessment process and therefore, there is no potential for it to contribute to any such effects when considered in-combination with any other development.

4. ARTICLE 6(3) APPROPRIATE ASSESSMENT SCREENING STATEMENT AND CONCLUSIONS

The findings of this Screening Assessment are presented following the European Commission’s Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC, 2021) and Managing Natura 2000 Sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC (EC, 2018) as well as the Department of the Environment’s Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (DoEHLG, 2010).

4.1 Data Collected to Carry Out Assessment

In preparation of the report, the following sources were used to gather information:

- Review of NPWS Site Synopses, Conservation Objectives for the European Sites
- Review of 2019, 2013 and 2007 EU Habitats Directive (Article 17) Reports.
- Review of OS maps and aerial photographs of the site of the proposed project.
- Site visits conducted on the 13th of June 2022 by Aran von der Geest Moroney and Rachel Walsh (B.Sc.) of MKO.

4.2 Concluding Statement

It can be concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site.

There is no requirement for Appropriate Assessment.

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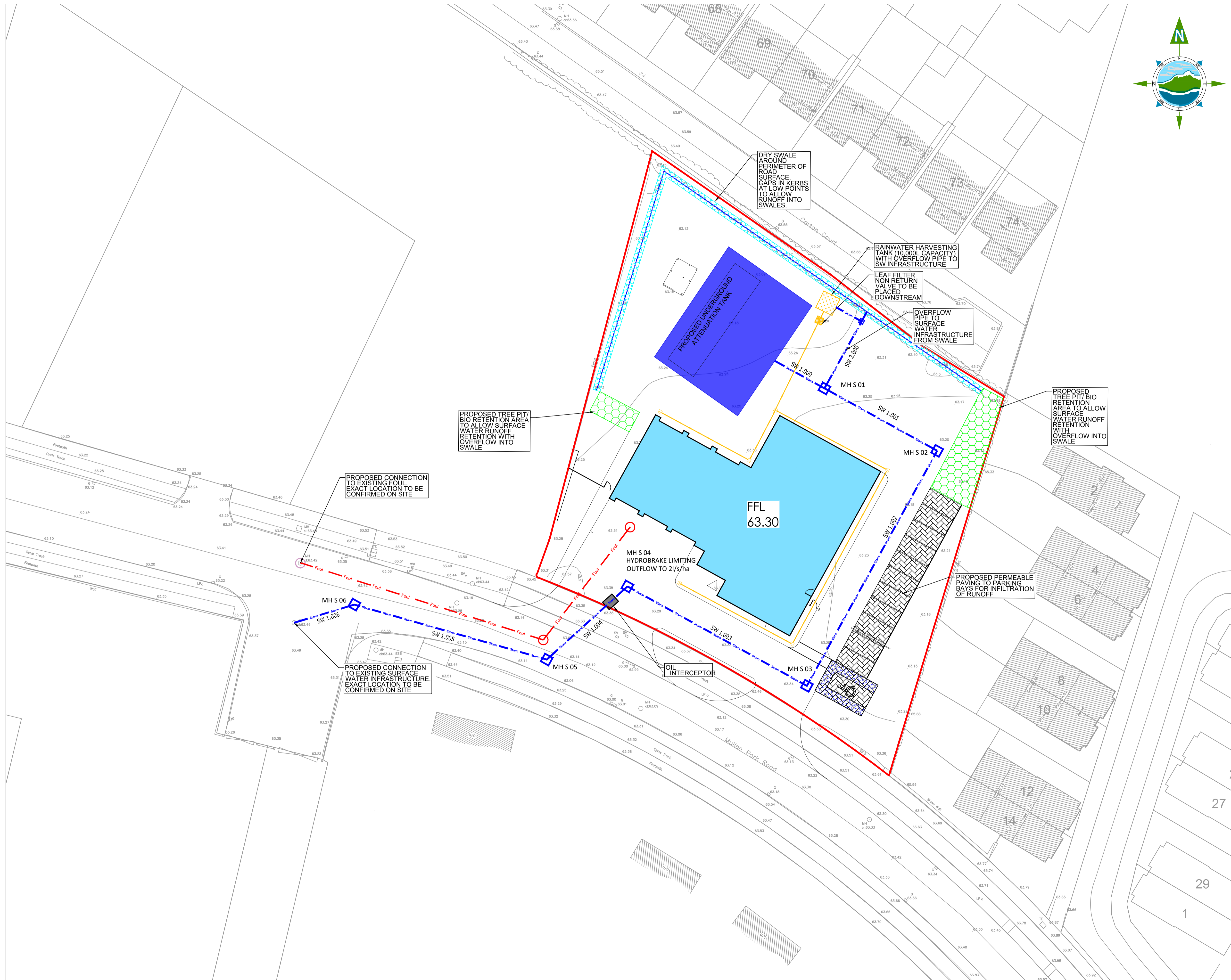
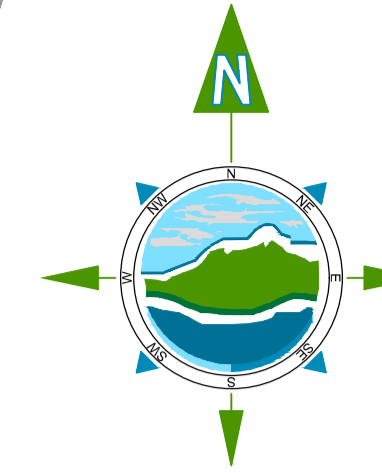
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APPENDIX I

PROPOSED DRAINAGE LAYOUT



NOTES:

- FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
- ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE
- ENGINEER/EMPLOYERS REPRESENTATIVE, AS APPROPRIATE, TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES
- THE CONTRACTOR SHALL UNDERTAKE A THOROUGH CHECK FOR THE ACTUAL LOCATION OF ALL SERVICES/UTILITIES, ABOVE AND BELOW GROUND, BEFORE ANY WORK COMMENCES
- ALL LEVELS SHOWN RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD

Rev	Date	Description	By	Chkd.
P1.1	18/07/2022	ISSUED FOR INFORMATION	PF	AC

Client:
KILDARE COUNTY COUNCIL

Project:
MAYNOOTH FIRE STATION
KILDARE
CO. KILDARE

Title:
DRAINAGE LAYOUT

Scale @ A1: 1:250
Prepared by: P. Fanning
Checked: A. Connors
Date: July 2022
Project Director: BRIAN CARROLL
Drawing Status: FOR INFORMATION

TOBIN
CONSULTING ENGINEERS
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e-mail: dublin@tobin.ie
www.tobin.ie

Revision:
Drawing No.: SK-01 P1.1



APPENDIX II

***IRISH WATER CONFIRMATION
OF FEASIBILITY***

Aoife O'Sullivan
 Block 10-4
 Blanchardstown Corporate Park
 Dublin
 D15X98N

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

8 June 2022

Re: CDS22003271 pre-connection enquiry - Subject to contract | Contract denied

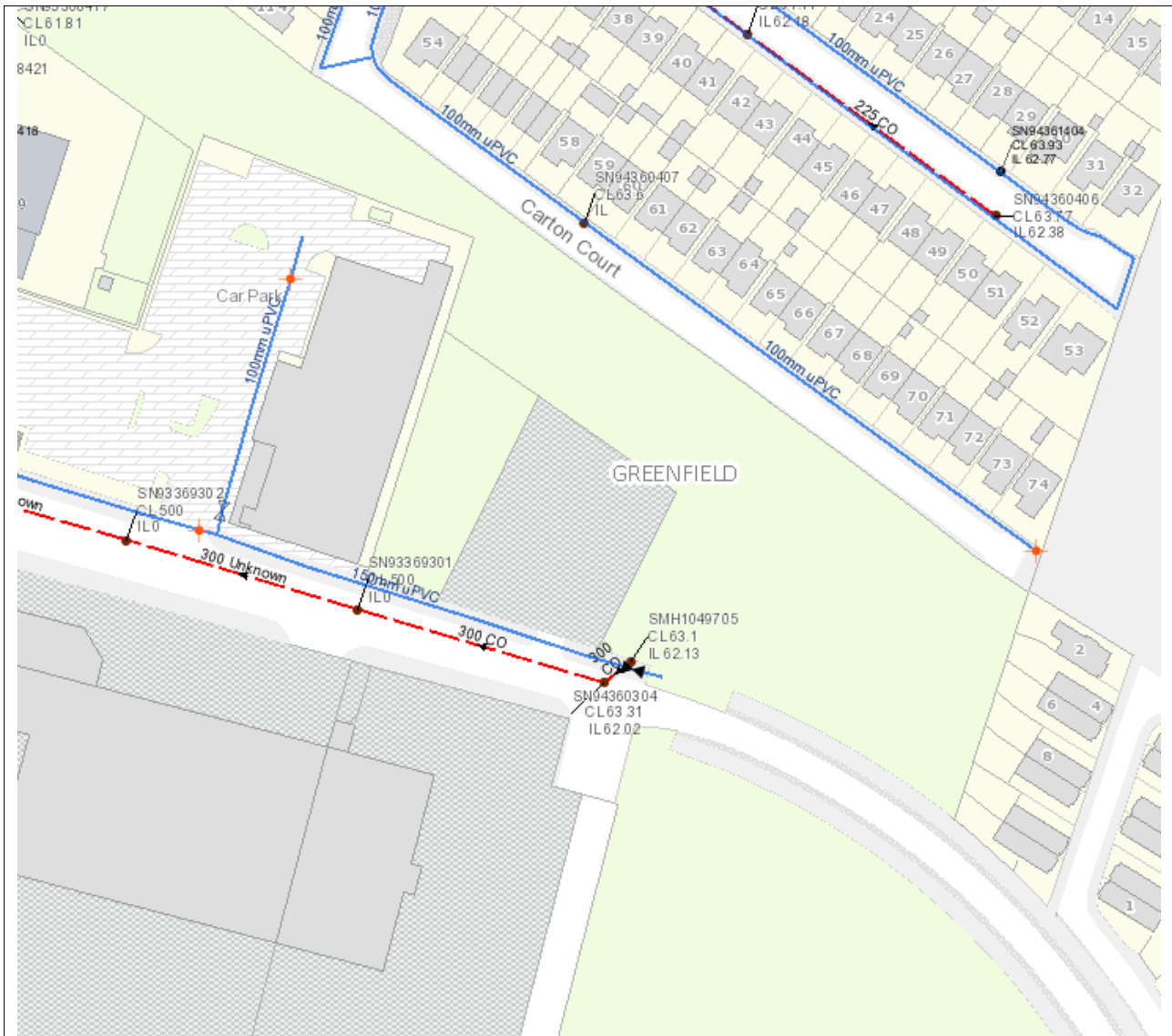
Connection for Business Connection of 1 unit(s) at Straffan Road, Greenfield, Maynooth, Kildare

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Straffan Road, Greenfield, Maynooth, Kildare (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**

- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Tinus van der Walt from the design team at twalt@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations