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Appropriate Assessment Screening for a Proposed Residential Development at McCauley Place (Beaufort), Naas, Co. Kildare.

10th March 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.
On behalf of: McCauley Place.

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie
Directors: Bryan Deegan and Sara Corcoran
Company No.427560 VAT No. 9649832U
www.altemar.ie

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Introduction

An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA)).

The following Appropriate Assessment (AA) (Screening Stage) has been prepared by **Altemar Ltd.** at the request of McCauley Place. The project relates to a proposed residential development at McCauley Place (Beaufort), Naas, Co. Kildare.

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

Altemar Ltd.

Since its inception in 2001, Altemar has been delivering ecological and environmental services to a broad range of clients. Operational areas include residential, infrastructural, renewable, oil & gas, private industry, local authorities, EC projects and State/semi-State Departments. Bryan Deegan is the managing director of Altemar. Bryan is an environmental scientist and marine biologist with 32 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture). Bryan Deegan carried out all elements of this Appropriate Assessment Screening.

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/1477/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"Any plan or project not directly connected with or necessary to the management of the [EUROPEAN] site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the component national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."*

As outlined in the EC guidance document on Article 6(4) (January 2007)[1]:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
    - *Structure and function, and the respective role of the site's ecological assets;*
    - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
    - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
    - *Role of the site within the biographical region and in the coherence of the European network; and,*
    - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation."*

[1] European Commission. (2007).Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities' and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:
    - Description of plan or project, and local site or plan area characteristics;
    - Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
    - Identification and description of individual in combination effects likely to result from the proposed project;
    - Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

      Conclusions
2) Appropriate Assessment (Natura Impact Statement):
    - Description of the European sites that will be considered further;
    - Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
    - Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
    - Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
    - Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a European site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The project is not directly connected with, or necessary to, the management of European sites.

Project Description

The development comprises the construction of a residential development for older persons located at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare.

Beaufort (house) is proposed to be retained and repurposed to facilitate a community room for the proposed residents and the demolition of the non-original fabric alterations and additions is proposed. Demolition of the three existing terraced cottages fronting Sallins Road is proposed.

The residential development will provide 44 no. 1 and 2-bedroom units across 3 interconnecting 4 storey blocks on a 0.48ha site. The development will also include a single storey rear garden pavilion, a single storey plant room, associated communal and public open spaces and 4 surface car parking spaces. Additional car parking (20 spaces) will be made available within the existing town centre car park located opposite the site. A pedestrian crossing is proposed at the front of the site, across Sallins Road.

Vehicular access is proposed from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary. A bridge is proposed across the Mill Lane stream connecting the rear of the site with the Luisne Gardens public open space.

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

Landscape

The landscape strategy for the proposed development has been prepared by SLRA landscape architects. The proposed landscape plan is shown in Figure 5.

***Figure 1**. Site outline*

***Figure 2**. Site location*

***Figure 3**. Ground floor plan*

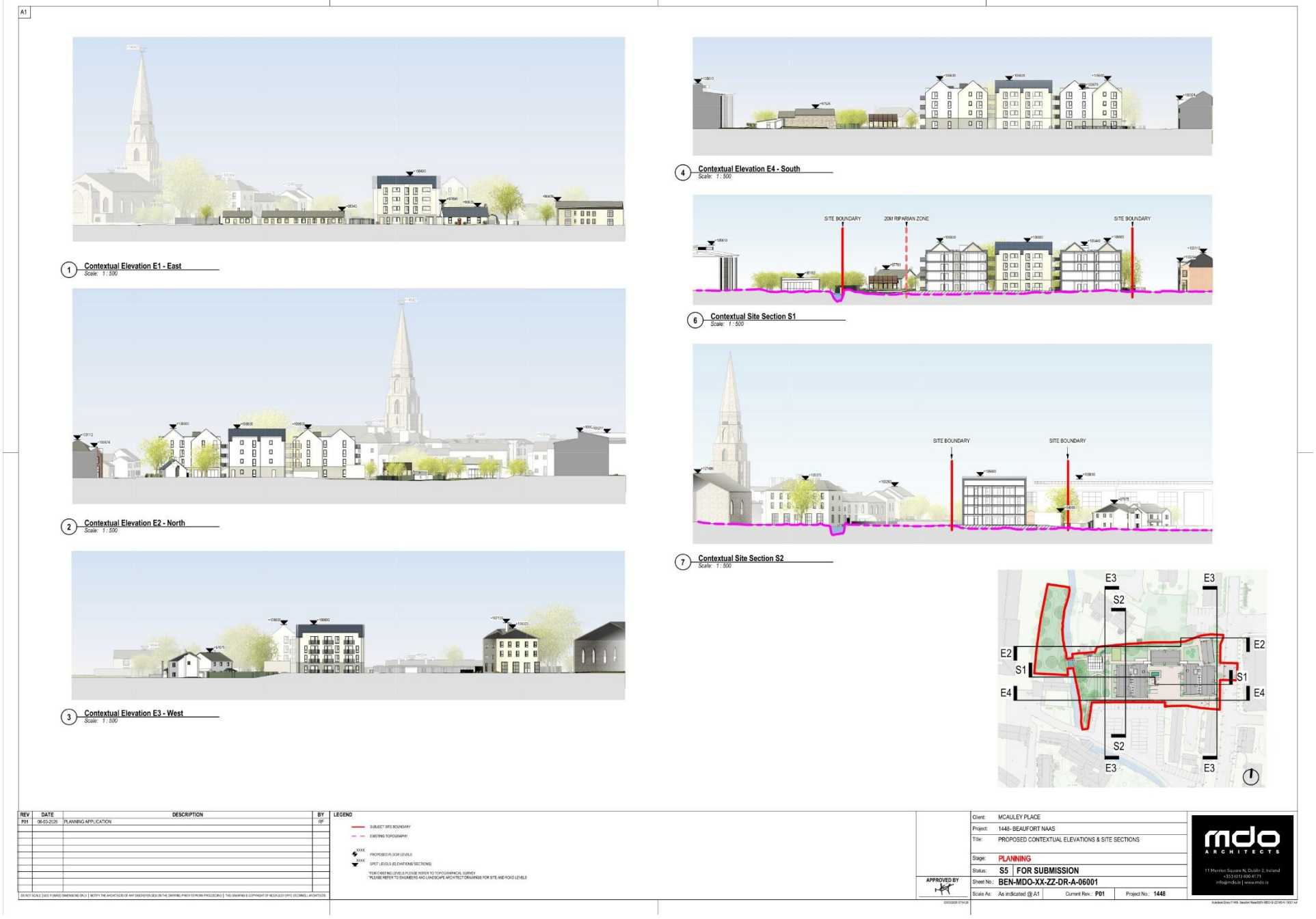


***Figure 4**. Proposed contextual elevations*

***Figure 5**. Proposed landscape masterplan*

Drainage

An Infrastructure Design Strategy Report has been prepared by Barrett Mahony Civil & Structural Consulting Engineers for the proposed development. It outlines the following drainage strategy:

'SURFACE WATER DESIGN STRATEGY

EXISTING SURFACE WATER INFRASTRUCTURE

With reference to Uisce Eireann records the subject site is not shown as being serviced by surface water drainage. We note that the existing houses along Sallins Road discharge surface water into the combined network which ultimately discharges to a 525mm diameter combined sewer which is located below the Sallins Road (R407) and running in a northerly direction from the site – see Appendix 1. The Uisce Eireann records do not include the route of the existing stream which has been added to the map as shown. With reference to Fig. 2.1, it is noted that the surrounding sites discharge surface water to the stream with sites to the west and north discharging directly.

PROPOSED SURFACE WATER DRAINAGE SYSTEM

It is proposed to provide the following aspects as part of the development surface water design:

- *2 of the 4 buildings on the site have will be provided with permeable paved finishes overlying a drainage board for interception storage and a blue roof storage facility for attenuation storage. Majority of the run-off from these buildings will be in effect attenuated at source.*
- *In the central courtyard area the hard paved areas will be formed with permeable paved surfaces with underlying gravel sub-bases with sufficient voids to provide attenuation storage for these areas and any run off from the roofs not directed to blue roof. These areas will be provided with perforated overflow pipes which will discharge to the private surface water network before ultimately being discharged to the public drainage on the Sallins Road (R407).*
- *Green area to the back of Beaufort house will be taken as a bioretention area with underlying gravel sub bases with sufficient voids to provide attenuation storage for these areas. Similar to the central plaza, areas of the roofs not directed to the blue roof will discharge to this biorentention area*
- *The remaining ground floor areas will be soft landscaped and, given the site's sloping topography towards the west, surface water runoff from these areas will continue to discharge naturally to the adjacent stream and will therefore not be directed into the surface water drainage network.*

By implementing various SuDS elements as part of the drainage strategy, biodiversity is improved along with water quality.

The proposed surface water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'. CIRIA Design Manuals C753, C697 and C609 have also been used to design the surface water drainage system within the site.'

FOUL WATER DESIGN STRATEGY
EXISTING FOUL DRAINAGE SYSTEM
The existing private foul network within the site boundary currently serves beaufort house and the three other units that face onto the Sallins road. A series of manholes and ICs collect the foul drainage at the back of the units and discharges to the public sewer on the Sallins road.

PROPOSED FOUL DRAINAGE SYSTEM

It is proposed to remove the existing private foul drainage network on the site and construct and entirely new network to suit the new development. Foul drainage from the proposed development shall be drained by a completely separate system to that of the surface water drainage system until the last manhole that will be combined with the surface water and drain by gravity to the combined sewer within the Sallins Road '

The drainage plan is shown in Figure 6.

Flood Risk Assessment

A Flood Risk Assessment has been prepared by Barrett Mahony Civil & Structural Consulting Engineers for the proposed development. It concluded that:

'This site-specific flood risk assessment has been carried out in accordance with the OPW publication "The Planning System and Flood Risk Assessment Guidelines for Planning Authorities".

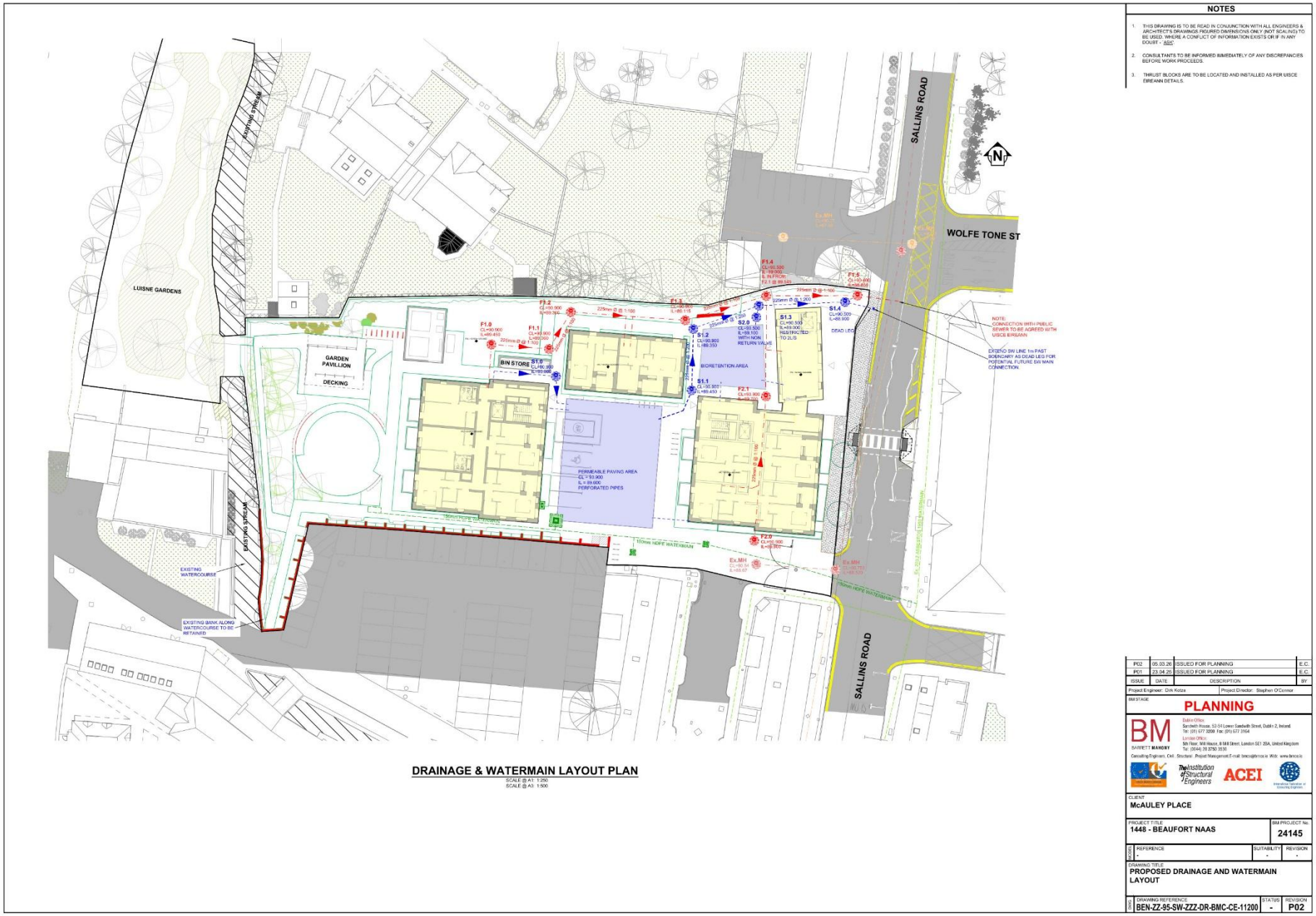
It has been noted during pre-planning discussions with Kildare County Council that predicted CFRAM flood maps are under review and that hydraulic modelling has been undertaken in mid-2024 to determine more accurate maps for flood risk. Published results to date, issued as part of the Naas Flood Relief Scheme suggest that the risk of flooding in Naas and specifically at the subject site are greatly reduced when compared with current CFRAM maps. We understand that revised OPW flood mapping is due to be published in mid-2025 which will demonstrate this.

Notwithstanding the above, this flood risk assessment has been undertaken considering the more onerous CFRAM predicted flood levels.

The proposed ground floor level for the buildings on site have been set having regard to the predicted 0.1% AEP flood level at the site and a greater than 500mm freeboard is proposed. In the event that the flood risk is reduced as indicated by maps published to date as part of the Naas Flood Relief Scheme, the freeboard to predicted flood levels is likely to exceed 1000mm as outlined in Tables 3&4.

In addition, further mitigation measures are proposed along the western boundary of the site adjacent to the watercourse and as part of the site drainage design to further reduce the residual flood risk at the subject site.

As the site is within Flood Zone A and is classed as a 'highly vulnerable development' a justification test for the development was required. All the criteria of the Justification Test were passed for the proposed development.'



DRAINAGE & WATERMAIN LAYOUT PLAN

SCALE @ A1: 1:250
SCALE @ A3: 1:500

***Figure 6**. Proposed drainage layout*

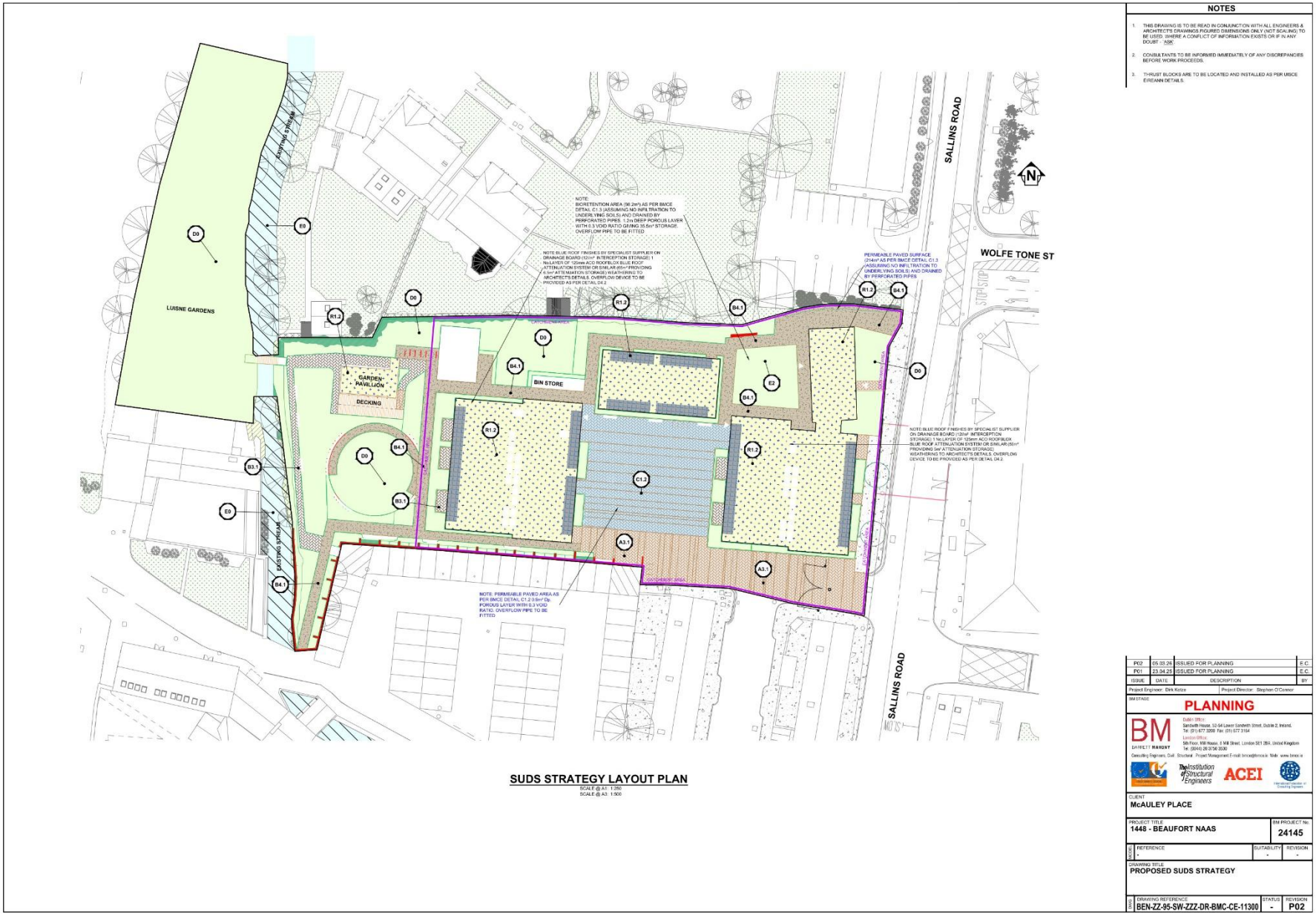


***Figure 7**. Proposed SuDS layout*

Identification of Relevant European Sites

The proposed development site is not within a European site. As outlined in Office of the Planning Regulator (2021) "*The zone of influence of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*."

A key factor in the consideration as to whether a particular European site is likely to be affected by the proposed development is its distance from the development location. It is generally, but not necessarily, the case that the greater the distance from the plan or project the smaller the likelihood of impacts. In this case, the nearest Natura 2000 sites to the proposed development are the Mouds Bog SAC (8.5km) and the Red Bog Kildare SAC (8.6 km). There is no hydrological or biodiversity connection to these sites. There is an onsite stream (Mill Lane stream) which flows through the western portion of the site. As outlined in the Eastern CFRAM Study by the OPW[2], this stream (referred to as the 'Naas stream') flows to the north past the Octagon Pond system which it feeds via a system of sluice gates and weirs before discharging to the Grand Canal (Naas Corbally Branch) (Figure 10). A number of watercourses / ditches adjacent to the canal are fed from overflows which transfer flow between canal sections, bypassing the lock gates. The final section of the watercourse located between the canal and the Liffey does not seem to be fed from the canal and is thought to be a drainage link under the canal for the partly urbanised catchment to the east. Due to the presence of this stream onsite, it is considered that there is an indirect hydrological pathway to the River Liffey. During operation, surface water drainage from the proposed development will be discharged to the existing combined network on the Sallins Road and foul water from the proposed development will be discharged to an existing foul sewer on the Sallins Road. These discharges will be treated under the public system at Osberstown WwTP which is operating within capacity[3].

During construction, there is an indirect hydrological connection to the River Liffey via the onsite stream. Out of an abundance of caution, it is therefore considered that there is a weak indirect hydrological connection between the proposed development site and five Natura 2000 sites at Dublin Bay, namely South Dublin Bay SAC (32km), North Dublin Bay SAC (35km), South Dublin Bay and River Tolka Estuary SPA (32km), North Bull Island SPA (35km) and North-West Irish Sea SPA (37km). However, given the substantial distance to each of these sites (>30km), and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey, and thereafter runs through the Leixlip dam more than 19km from the subject site, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. No significant effects on European sites are foreseen via surface water drainage.

The ZoI of the proposed project would be seen to be restricted to the site outline, the onsite stream and the adjacent riparian corridor, with potential for minor localised noise and lighting impacts during construction which could extend beyond the site outline into the adjacent woodland and watercourse.

Despite a lack of direct hydrological connection to European Sites, but in the interest of carrying out a thorough assessment in line with both the Habitats Directive, and the precautionary principle, the area of assessment was expanded beyond the ZoI to include designated sites within 15km of the proposed development site, and sites beyond 15km with the potential for a hydrological connection. This was done in the interest of ensuring that any pathways, however indirect or remote, were considered. All European sites within 15km are listed in Table 1. The qualifying interests, and the potential impact of the proposed development on each European site and qualifying interest, are screened out in Table 2. No potential impacts are foreseen on European sites beyond 15km as there are no direct pathways to these sites.

SACs and SPAs within 15km of the works site are demonstrated in Figures 8 and 9. Waterbodies and European sites located proximate to the proposed development are demonstrated in Figures 10-12.

[2] http://eastcfram.irish-surge-forecast.ie/wp-content/uploads/2011/10/Naas.pdf
[3] https://www.water.ie/sites/default/files/docs/aers/2023/D0004-02_2023_AER.pdf

Table 1. Natura 2000 sites within 15km of the proposed development site

Natura 2000 Site	Code	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
Mouds Bog SAC	IE002331	8.5 km	No
Red Bog, Kildare SAC	IE000397	8.6 km	No
Ballynafagh Lake SAC	IE001387	9.7 km	No
Pollardstown Fen SAC	IE000396	12.1 km	No
Wicklow Mountains SAC	IE002122	13.2 km	No
South Dublin Bay SAC	IE000210	32 km	No
North Dublin Bay SAC	IE000206	35 km	No
Special Protection Areas			
Poulaphouca Reservoir SPA	IE004063	10 km	No
South Dublin Bay and River Tolka Estuary SPA	IE004024	32 km	No
North Bull Island SPA	IE004006	35 km	No
North-West Irish Sea SPA	IE004236	37 km	No

Table 2. Initial screening of European sites within 15km and European sites beyond 15km with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE002331	Mouds Bog SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the *Rhynchosporion* [7150] **Potential Impact** The proposed development is located approximately 8.5 km from this SAC. There is no direct or indirect hydrological pathway between the proposed development site and this SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000397	Red Bog, Kildare SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Transition mires and quaking bogs [7140]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impact The proposed development is located approximately 8.6 km from this SAC. There is no direct or indirect hydrological pathway between the proposed development site and this SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE001387	Ballynafagh Lake SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Alkaline fens [7230] *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016] *Euphydryas aurinia* (Marsh Fritillary) [1065] **Potential Impact** The proposed development is located approximately 9.7km from this SAC. There is no direct or indirect hydrological pathway between the proposed development site and this SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000396	Pollardstown Fen SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* [7210] Petrifying springs with tufa formation (*Cratoneurion*) [7220] Alkaline fens [7230] *Vertigo geyeri* (Geyer's Whorl Snail) [1013] *Vertigo angustior* (Narrow-mouthed Whorl Snail) [1014] *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016] **Potential Impact**

European Site Code	Name	Screened IN/OUT	Details/Reason
			The proposed development is located approximately 12.1km from this SAC. There is no direct or indirect hydrological pathway between the proposed development site and this SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE002122	Wicklow Mountains SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with *Erica tetralix* [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the *Violetalia calaminariae* [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (*Androsacetalia alpinae* and *Galeopsietalia ladani*) [8110] Calcareous rocky slopes with *chasmophytic vegetation* [8210] Siliceous rocky slopes with *chasmophytic vegetation* [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] *Lutra lutra* (Otter) [1355] **Potential Impact** The proposed development is located approximately 13.2 km from this SAC. There is no direct or indirect hydrological pathway between the proposed development site and this SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000210	South Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the

European Site Code	Name	Screened IN/OUT	Details/Reason
			overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] **Potential Impact** The proposed development is located approximately 32 km from this SAC. There is no direct hydrological pathway between the proposed development site and this SAC. There is a weak indirect hydrological pathway to this SAC via the onsite watercourse (hydrologically linked to the River Liffey) during the construction phase of development. However, given the substantial distance (32km) between sites, and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE000206	North Dublin Bay SAC	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (*Petalophyllum ralfsii*) [1395]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Potential Impact The proposed development is located approximately 35 km from this SAC. There is no direct hydrological pathway between the proposed development site and this SAC. There is a weak indirect hydrological pathway to this SAC via the onsite watercourse (hydrologically linked to the River Liffey) during the construction phase of development. However, given the substantial distance (35km) between sites, and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No potential impact is foreseen. There is no direct pathway from this site to the SAC. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
Special Protection Areas			
IE004063	Poulaphouca Reservoir SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Greylag Goose (*Anser anser*) [A043] Lesser Black-backed Gull (*Larus fuscus*) [A183] **Potential Impact** The proposed development is located approximately 10 km from this SPA. There is no direct or indirect hydrological pathway between the proposed development site and this SPA. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SPA. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004024	South Dublin Bay and River Tolka Estuary SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests**

European Site Code	Name	Screened IN/OUT	Details/Reason
			Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Oystercatcher (*Haematopus ostralegus*) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit (*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999] **Potential Impact** The proposed development is located approximately 32 km from this SPA. There is no direct hydrological pathway between the proposed development site and this SPA. There is a weak indirect hydrological pathway to this SPA via the onsite watercourse (hydrologically linked to the River Liffey) during the construction phase of development. However, given the substantial distance (32km) between sites, and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. No risk to the flightlines of birds from this SPA exist. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004006	North Bull Island SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999] **Potential Impact** The proposed development is located approximately 35 km from this SPA. There is no direct hydrological pathway between the proposed development site and this SPA. There is a weak indirect hydrological pathway to this SPA via the onsite watercourse (hydrologically linked to the River Liffey) during the construction phase of development. However, given the substantial distance (35km) between sites and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. No risk to the flightlines of birds from this SPA exist. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**
IE004236	North-West Irish Sea SPA	**OUT**	**Conservation Objectives** The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. **Qualifying Interests** Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Fulmar (*Fulmarus glacialis*) [A009] Manx Shearwater (*Puffinus puffinus*) [A013] Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis*) [A018] Common Scoter (*Melanitta nigra*) [A065] Little Gull (*Larus minutus*) [A177] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Herring Gull (*Larus argentatus*) [A184]

European Site Code	Name	Screened IN/OUT	Details/Reason
			Great Black-backed Gull (*Larus marinus*) [A187] Kittiwake (*Rissa tridactyla*) [A188] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Little Tern (*Sterna albifrons*) [A195] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] Puffin (*Fratercula arctica*) [A204] **Potential Impact** The proposed development is located approximately 37 km from this SPA. There is no direct hydrological pathway between the proposed development site and this SPA. There is a weak indirect hydrological pathway to this SPA via the onsite watercourse (hydrologically linked to the River Liffey) during the construction phase of development. However, given the substantial distance (37km) between sites, and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. No potential impact is foreseen. There is no direct pathway from this site to the SPA. No risk to the flightlines of birds from this SPA are present. The construction and operation of the proposed development will not impact on the conservation interests of the site. **No significant effects are likely.**

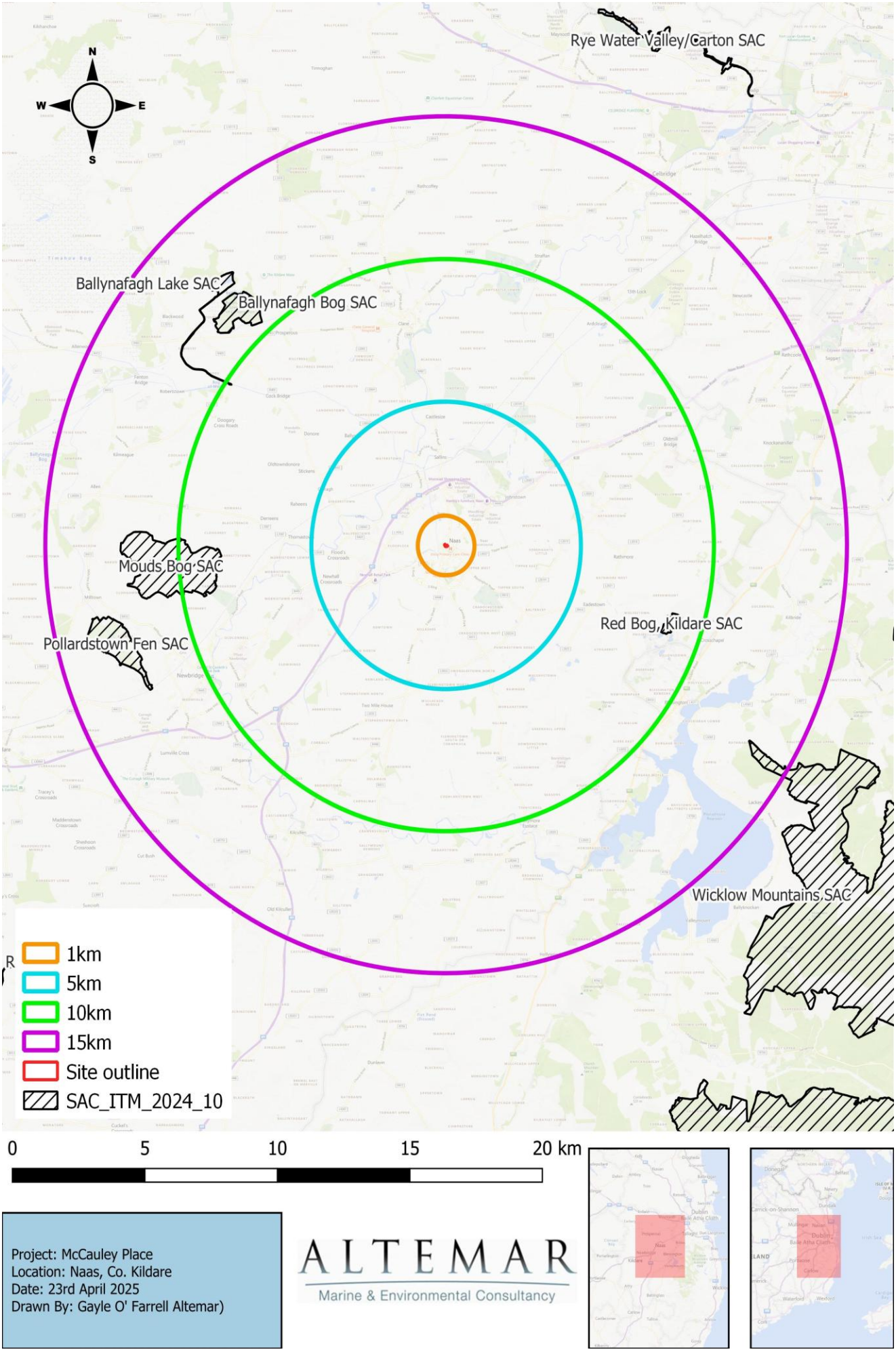


***Figure 7**. SACs within 15km of the subject site*

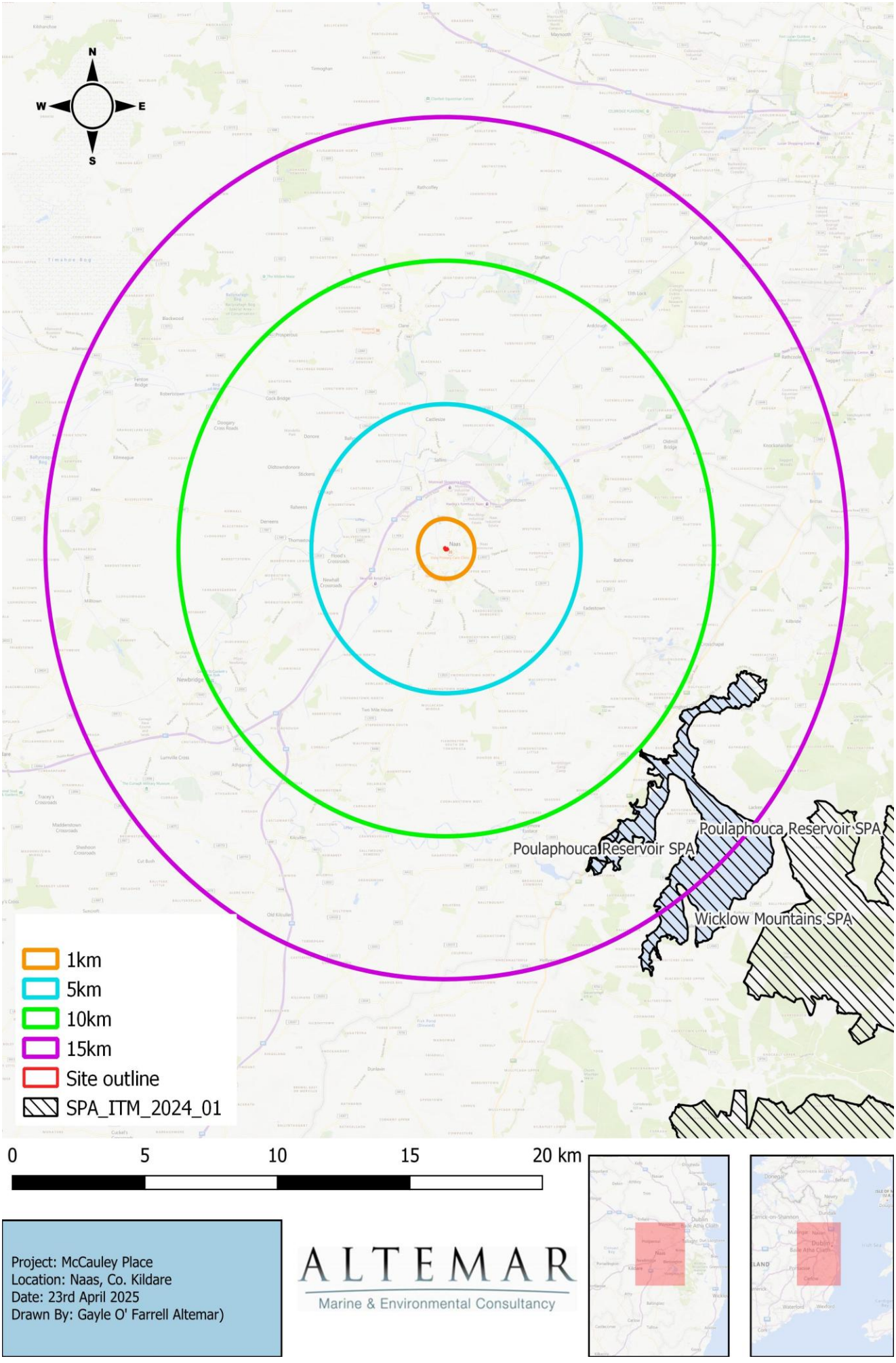


***Figure 8**. SPAs within 15km of the subject site*

***Figure 9**. Watercourses near the subject site*

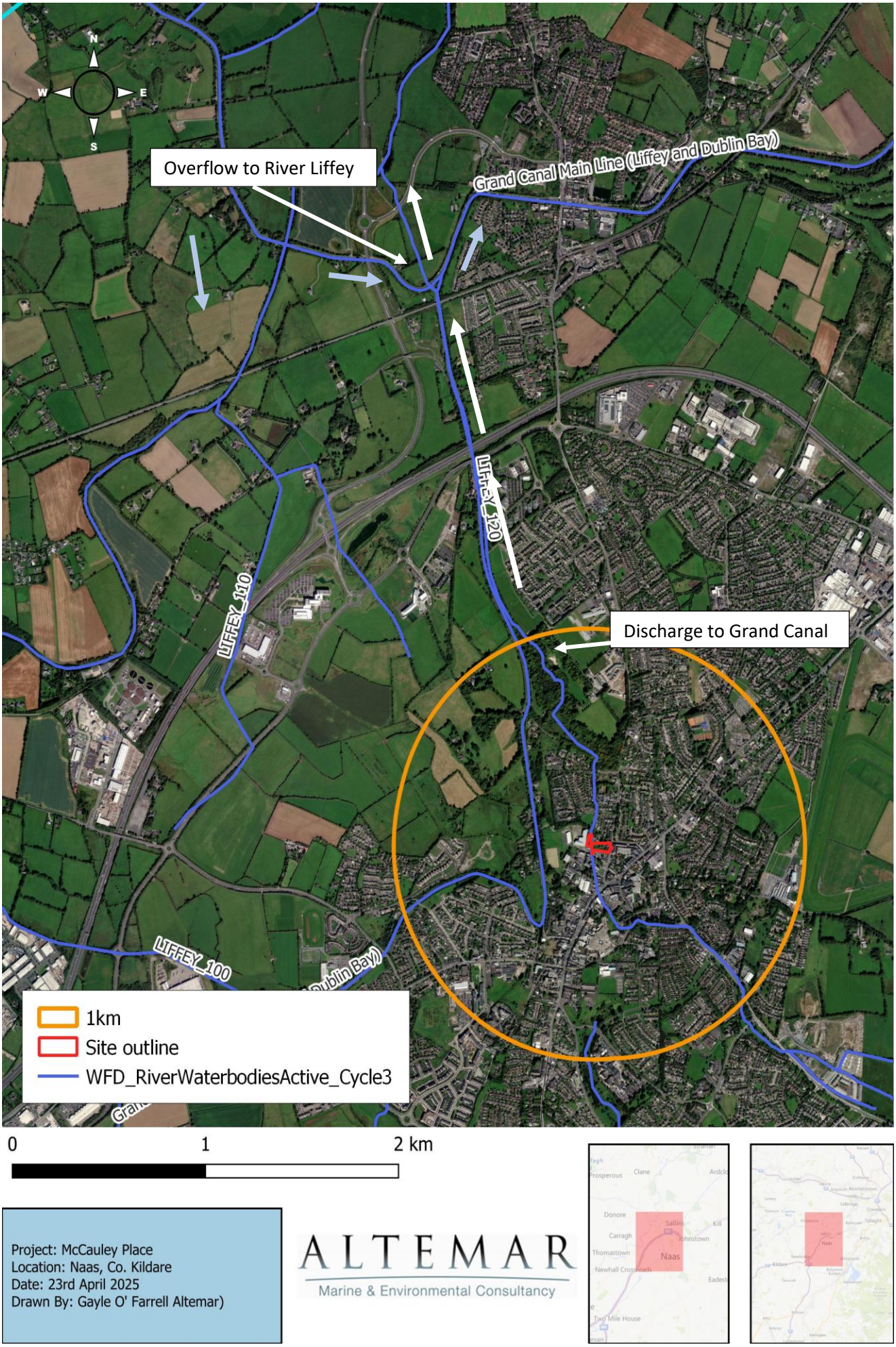


***Figure 10**. Mill lane stream hydrological course via the Grand Canal and ultimate outfall to River Liffey*

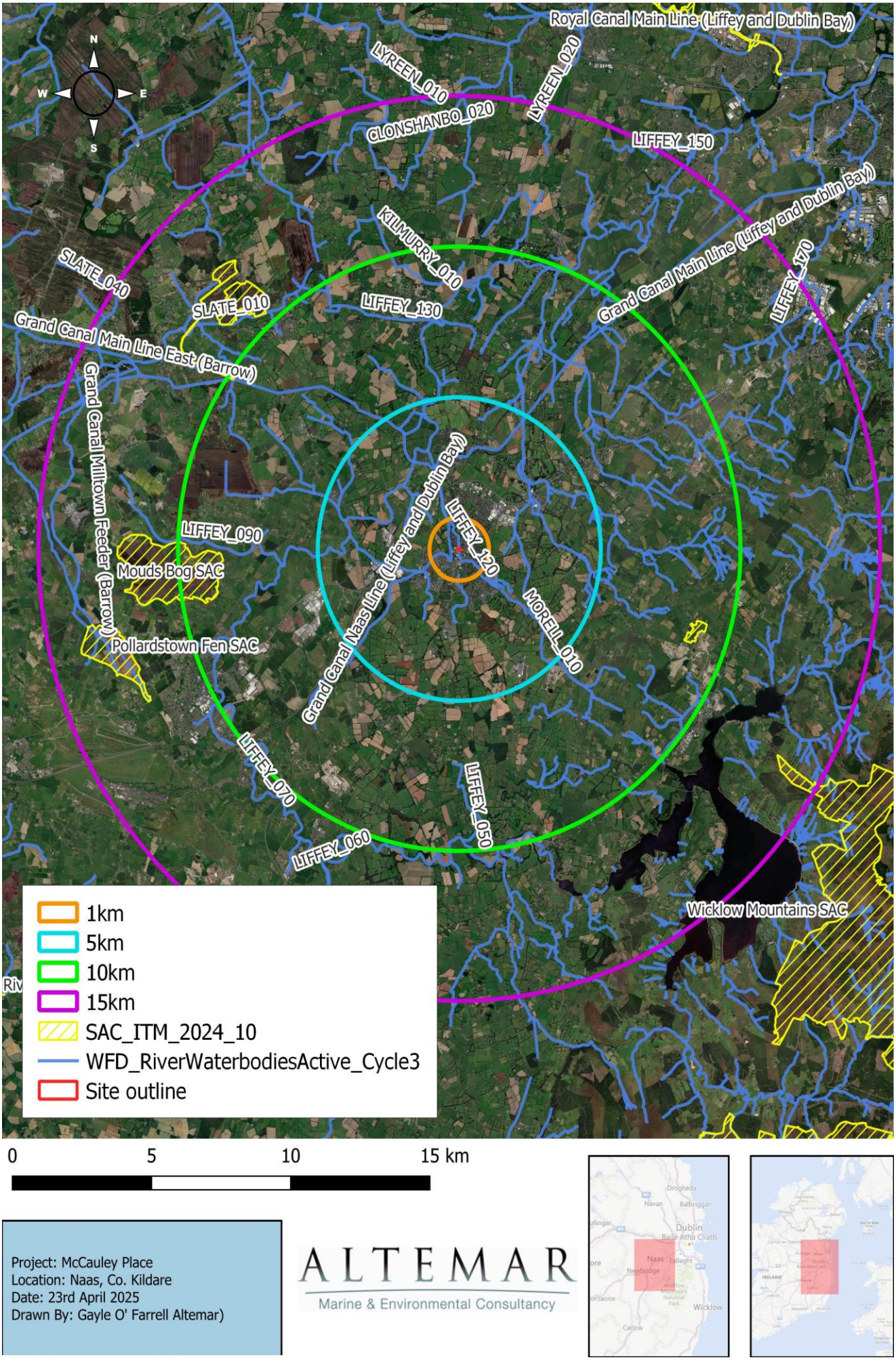


***Figure 11**. Watercourses and SACs near the subject site*

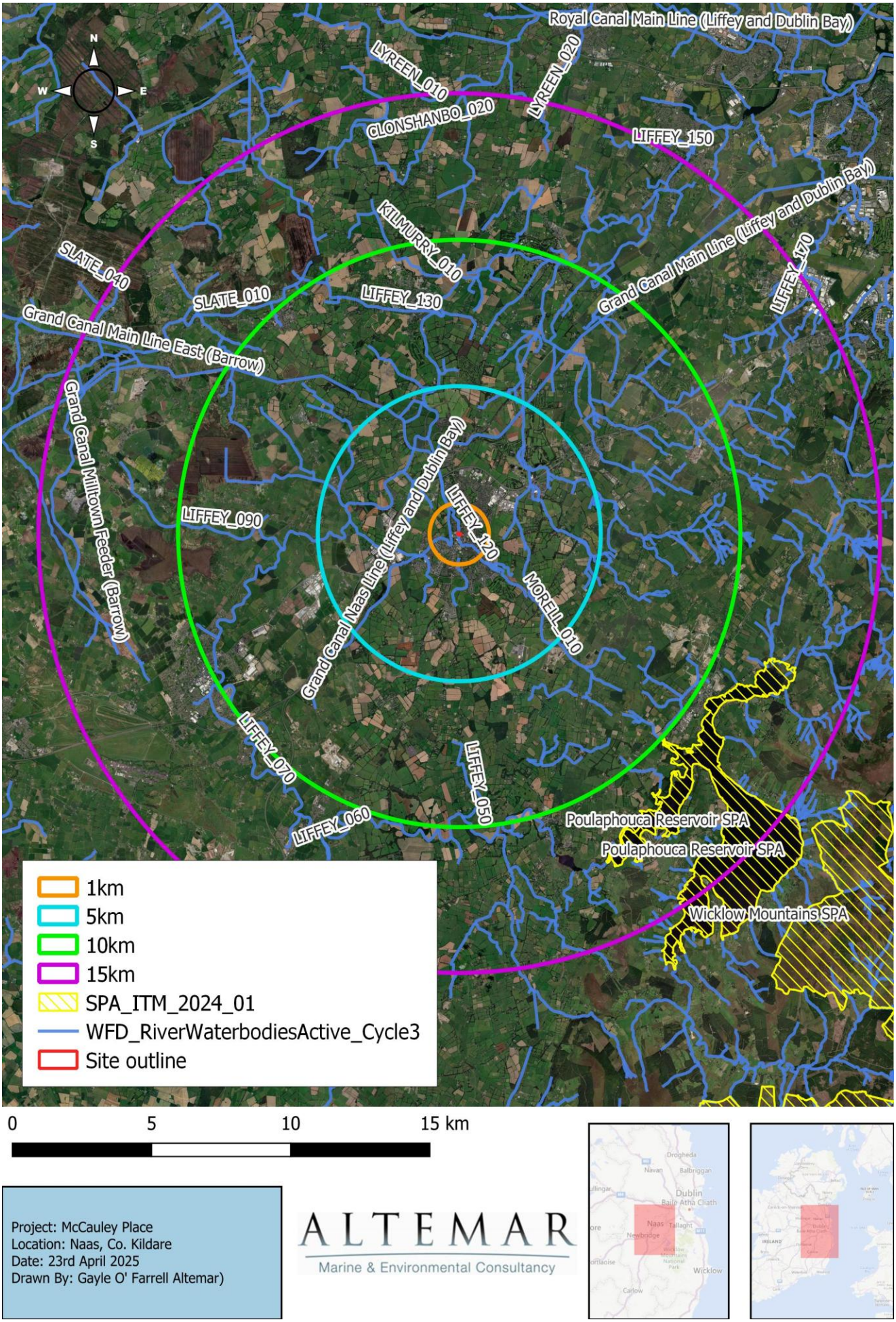


***Figure 12**. Watercourses and SPAs near the subject site*

In-Combination Effects

The following is a list of planning applications (last five years) as identified on the Department of Housing, Local Government and Heritage's 'National Planning Application Database' portal:

Table 3. In-combination effects considered

Ref. No.	Address	Proposal
181283	existing National School Site at rear of the Parish Church of Our Lady & St. David , Sallins Road , Naas	Extension of duration 13/500052 the demolition of the existing two/one storey school built in 1974, the removal of all existing temporary buildings on the site, the construction of a temporary construction access road leading from the Canal Bank Road to the west across the playing fields of the neighbouring St. Mary's College post primary school, the erection of a temporary 2 storey 22 classroom primary school on the primary school playing pitch and the erection of a new 3 storey 32 classroom primary school with ancillary accommodation, 50 car park spaces, 3 ball courts, 2 No. junior play areas, the construction of a raised footpath leading from Sallins Road through the Church carpark to the school and associated landscaping. The work also includes the reinstallation of a boiler and external lightweight flue to the school building constructed in 1900 which is a protected structure RPS reference 19:201
18480	McAuley Place , Sallins Road , Naas	Extension of Duration of Planning Ref. No. 12/500070 - extension and alterations to existing two storey convent structures (adjoining Nuns' graveyard a protected structure NS19-205 RPS Ref. No. 11814115) to construct a single storey structure to north and west of existing buildings and storage yard around graveyard, to refurbish and re-slate/re-roof the existing two storey stone structures for use as a health through learning centre; incorporating community workshops and exhibition use, storage and boiler house to western elevation. The first floor of existing structure is to be converted to a single bedroom studio and bathroom, with adjoining storage mezzanine and dormer with lancet light facing south towards parish hall, to the rear of the Mercy Nuns' graveyard,
22969	St. Mary's College , Sallins Road , Naas Co. Kildare.	(1) the phased demolition of existing school buildings (2) the phased construction of a new two and three storey school building with a total gross internal floor area of 10,870m2 incorporating 37no. general classrooms, a series of 20no. support and specialist classrooms, a special needs unit, a library, PE hall, staff rooms and all ancillary accommodation including photovoltaic panels at roof level and separate external storage sheds (50m2) and refuse sore (15m2), (2) to allow the school to remain operational during the construction period, the erection on site of new temporary school accommodation units along with the retention and relocation of the existing units and, on completion of construction works, the decommissioning and removal of all temporary school classrooms, (4) the erection, also on a temporary basis during the school construction period, of an airdome (1,050m2) on the proposed school ball courts, to be used for indoor sports use, (5) the school grounds will comprise the retained existing all weather pitch, 6no. ball courts, outdoor seating and breakout areas, sensory gardens, a covered construction store area, hard and soft landscaping throughout with footpaths, public lighting, landscaping and all associated boundary treatments. (6) the existing site access from Sallins Road is to be maintained, while parking and internal movement arrangements are to include modifications to the car and bus drop-off areas, 92no. car parking spaces, inclusive of 5no. disabled spaces and 2no. electric vehicle charge points, 40no. double stacked non sheltered bicycle stands and 85no. sheltered bicycle stands, together providing in total 330no. cycle parking spaces. (7) the proposal also includes new foul and surface water drainage system works incorporating SUDS measures, attenuation, rainwater harvesting, a new substation (28m2), Liquid Petroleum Gas (LPG) and Air Source Heat Pump (ASHP) compounds and all other associated site and development works
191088	Poplar House, Poplar Square, Naas	the full removal of the existing slate mansard façade and windows on first, second and roof (plant area enclosure) levels, and replace with an

Ref. No.	Address	Proposal
		architectural panelled mansard façade (slate grey) and full window replacement to these levels, with minor alterations and all associated site works
2360316	Mercy Convent National School at the rear of the Parish Church of Our Lady & St. David , Sallins Road Naas , Co. Kildare	for the incorporation of an enclosed Special Educational Needs soft play area and sensory garden to the north of the new 3 storey school building; and the addition of 3 no. carparking spaces to the staff carpark at the south of the existing 2 storey School Building constructed in 1900, which is a Protected Structure, RPS reference 19:201. These changes are modifications to the existing planning permission (KCC Reg. Ref 13/50052)
2460940	Naas Parish Office , Sallins Road, Naas	for works being carried out at Naas Parish Office, adjoining Naas Parochial House (a Protected Structure, RPS Ref. NS19-039). The construction of a single storey extension to Naas Parish Office which shall comprise of the following works: A) Partial demolition of the single & two storey extensions to the rear & side of the Parish Office building. B) Construction of a single storey extension (132 m2) to the front, side & rear of the existing Parish Office building consisting of double-height atrium & foyer (70 m2), offices, consultation rooms, kitchen & WCs. C) All ancillary site development works
23243	Sallins Road , Naas , Co. Kildare	the installation of 3 no. single storey temporary classrooms, to the south of the existing 2 storey 22 classroom temporary primary school on the site (KCC Reg. Ref. 13/50052). To include pedestrian access rampways, utility connections and associated hard and soft landscaping. Gross internal floor area of the temporary classrooms to be 112 sqm at the existing National School site at the rear of the Parish Church of Our Lady & St. David,
191326	7 Spring Gardens , Sallins Road , Naas	the construction of a single storey extension to the rear, complete with rooflights, a single and part two storey extension to the side, minor internal and external elevational alterations, all to the existing two storey detached dwelling

The proposed project is located within an urban built environment. Most of the surrounding planning applications (some of which have been excluded from the above table due to irrelevance/age) relate to small-scale projects with temporary/short term construction phases (many of which have been completed), and relating to the alterations of existing structures, small-scale home alterations or minor public infrastructural improvements. Any larger scale developments currently underway, or to be proposed in the future are not foreseen to have significant in-combination effects with the proposed project, as the projects will be designed to ensure, and will not be consented unless, there are no likely significant effects on any European sites.

Following an analysis of development proposals proximate to the subject site, it is considered that in-combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects on Natura 2000 sites are likely as a result of the proposed development in combination with other projects. No in-combination effects are foreseen.

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

Conclusions

The nearest European sites to the proposed development are the Mouds Bog SAC (8.5km) and the Red Bog Kildare SAC (8.6 km). There is no hydrological connection to this SAC. There is an onsite stream (Mill Lane stream) which flows through the western portion of the site to its outfall at the River Liffey, approximately 3.5 km to the north (Figure 10 & 11). Due to the presence of this stream onsite, it is considered that there is a direct hydrological pathway to the River Liffey. During operation, surface water drainage from the proposed development will be discharged to the existing combined network on the Sallins Road and foul water from the proposed development will be discharged to an existing foul sewer on the Sallins Road. These discharges will be treated under the public system at Osberstown WwTP which is operating within capacity.

During construction, there is a indirect hydrological connection to the River Liffey via the onsite stream and canal. Out of an abundance of caution, it is therefore considered that there is a weak indirect hydrological connection between the proposed development site and five Natura 2000 sites at Dublin Bay, namely South Dublin Bay SAC (32km), North Dublin Bay SAC (35km), South Dublin Bay and River Tolka Estuary SPA (32km), North Bull Island SPA (35km) and North-West Irish Sea SPA (37km). However, given the substantial distance to each of these sites (>30km), and the fact that the Mill lane stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site , any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on Natura 2000 sites.

Having taken into consideration the foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and settlement effect within the River Liffey via the direct pathway during construction, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

Based on the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on Bing Road maps and satellite imagery.

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4. 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;
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9. NPWS (2019) Conservation Objectives: Red Bog, Kildare SAC 000397. Version 1. National Parks and Wildlife Service, Department of Culture, Heritage and the Gaeltacht.
10. NPWS (2021) Conservation Objectives: Ballynafagh Lake SAC 001387. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
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12. NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
13. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
14. NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
15. NPWS (2024) Conservation Objectives: Poulaphouca Reservoir SPA 004063. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
16. NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
17. NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
18. NPWS (2023) Conservation Objectives: North-west Irish Sea SPA 004236. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.