

The image features a large, semi-circular graphic on the left side, filled with a green wireframe architectural drawing of a city or industrial complex. The drawing shows various buildings, streets, and structures in a perspective view. The OCSC logo is positioned in the white space to the left of this graphic.

OCSC

O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

A693: WHITESTOWN WAY LRD

AA SCREENING REPORT

For
ARP 4.2 SUSTAINABLE COMMUNITIES (IRELAND) FUND, A
SUBSIDIARY OF ARDSTONE HOMES LIMITED

6 May 2026

NOTICE & DOCUMENT CONTROL

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1 INTRODUCTION

1.1 PROJECT CONTRACTUAL BASIS & PARTIES INVOLVED

This Appropriate Assessment (AA) Report has been prepared by O'Connor Sutton Cronin & Associates Ltd. (OCSC) at the request of their Client, ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited. The project relates to the construction of a Large Residential Mixed-Use Development consisting of 169 No. residential units, a ground floor commercial area, a creche and all associated site works at Whitestown Way, Tallaght, Dublin 24. The regulatory authority for the site is South Dublin County Council. The site location is shown in Figure 1.1.

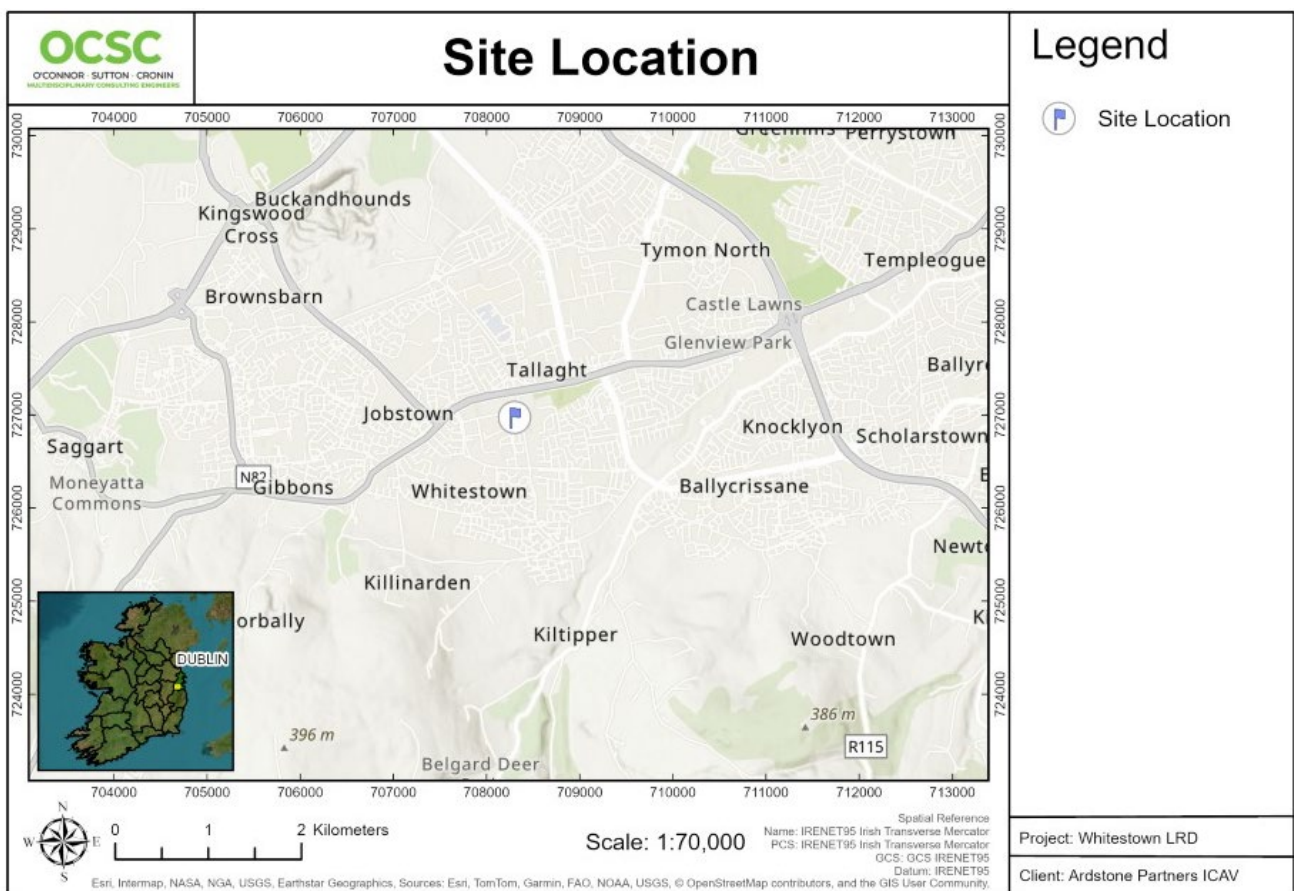


Figure 1.1: Regional Site Location (Source: OCSC, 2026)

1.2 QUALIFICATIONS AND EXPERIENCE

The report was completed by Eoin Toomey, BA, Consultant Ecologist, reviewed by Eadaoin Butler, BSc, Consultant Ecologist; and authorised by Eleanor Burke BSc, MSc, DAS, MIEEnvSc, CSci, OCSC Director (Environmental).

1.3 LEGISLATIVE CONTEXT

The Natura 2000 network is a European network of important ecological sites, as defined under Article 3 of the Habitats Directive 92/43/EEC, which comprises both special areas of conservation and special protection areas.

Special Areas of Conservation (SAC) are natural habitat types listed in Annex I, and habitats of the species listed in Annex II, of the Habitats Directive, and are established under the Habitats Directive itself. Special Protection Areas (SPA) are established under Article 4 of the Birds Directive 2009/147/EC for the protection of endangered species of wild birds. The aim of the network is to aid the long-term survival of Europe's most valuable and threatened species and habitats.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect such sites. Article 6(3) establishes the requirement for AA. These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning Development Act 2000 (as amended). The process of appropriate assessment involves several stages, as discussed below.

Stage One: Screening

The process identifies the likely impacts upon a European site of a project, either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant.

Screening is the process that addresses and records the reasoning and conclusions in relation to the first two tests of Article 6(3):

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

If the effects are deemed to be significant, potentially significant, or uncertain, or if the screening process becomes overly complicated, then the process must proceed to Stage 2 (AA). Screening should be undertaken without the inclusion of mitigation, unless potential impacts clearly can be avoided through the modification or redesign of the plan or project, in which case the screening process is repeated on the altered plan. The greatest level of evidence and justification will be needed in circumstances when the process ends at screening stage on grounds of no impact.

Stage Two: Appropriate Assessment

This stage considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a Natura 2000 site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects. The proponent of the plan or project will be required to submit a Natura Impact Statement, i.e. the report of a targeted professional scientific examination of the plan or project and the relevant Natura 2000 sites, to identify and characterise any possible implications for the site in view of the site's conservation objectives. This should provide information to enable the competent authority to carry out

the appropriate assessment. If the assessment is negative, i.e. adverse effects on the integrity of a site cannot be excluded, then the process must proceed to Stage 3. However, if an alternative solution cannot be determined a Stage 4 must proceed or the plan or project should be abandoned. The AA is carried out by the competent authority and is supported by the NIS.

Stage Three: Assessment of Alternative Solutions

This stage examines any alternative solutions or options that could enable the plan or project to proceed without adverse effects on the integrity of a Natura 2000 site. The process must return to Stage 2 as alternatives will require appropriate assessment in order to proceed. Demonstrating that all reasonable alternatives have been considered and assessed, and that the least damaging option has been selected, is necessary to progress to Stage 4.

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain.

Stage 4 is the main derogation process of Article 6(4) which examines whether there are imperative reasons of overriding public interest (IROPI) for allowing a plan or project that will have adverse effects on the integrity of a Natura 2000 site to proceed in cases where it has been established that no less damaging alternative solution exists. The extra protection measures for Annex I priority habitats come into effect when making the IROPI case. Compensatory measures must be proposed and assessed. The Commission must be informed of the compensatory measures. Compensatory measures must be practical, implementable, likely to succeed, proportionate and enforceable, and they must be approved by the Minister.

1.4 METHODOLOGY AND APPROACH

The AA Screening has been prepared taking into account the aforementioned and following legislation and guidance:

- Guidance for EIA and AA screening of active travel projects funded by the NTA, October 2023.
- OPR Guidance Note PN02 Environmental Impact Assessment Screening, June 2021.
- Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government, 2009; 11 February 2010 revision.
- Commission Notice: Managing Natura 2000 sites – The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission, 2018.
- Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission Environment DG, 2002.
- Managing Natura 2000 sites: the Provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission, 2000. January 2019 revision.
- Appropriate Assessment Screening for Development Management. Office of the Planning Regulator, March 2021.

The above documents have been used to carry out a desktop AA Screening based on the best available guidance and operating within the applicable legislation.

1.5 SCOPE OF WORKS

To meet the project objectives, the following scope of works was completed:

- Present a discussion of the proposed development and its potential effects on its receiving environment;
- Present a discussion of the current site status and key environmental influences around the site;
- Undertake and present a review of European sites in the region of the proposed development;
- Conduct and present a discussion on the screening of the identified European sites in relation to the potential effects arising from the project; and
- Provide a conclusion as to whether or not the proposed development is likely to, either alone or in combination with other plans or projects, have a significant effect on any European site.

1.6 LIMITATIONS

This Appropriate Assessment Screening Report has been prepared for the sole use of ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited (“the Client”). No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by OCSC.

This assessment is based on a review of available historical information, environmental records, consultations, relevant guidance information, and reports from third parties. All information received has been taken in good faith as being true and representative.

This report has been prepared in line with the best industry standards. The methodology adopted and the sources of information used by OCSC in providing its services are outlined in this Report. The assessment was undertaken and described by OCSC in May 2026 and is based on the information available during that period. The scope of this report and the services are accordingly factually limited by these circumstances.

OCSC disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report which may come or be brought to OCSC’s attention after the date of the Report. The conclusions presented in this report represent OCSC’s best professional judgement based on a review of the relevant information available at the time of writing. The opinions and conclusions presented are valid only to the extent that the information provided was accurate and complete.

2 DESCRIPTION OF THE EXISTING ENVIRONMENT

2.1 PROJECT DESCRIPTION

This Appropriate Assessment Screening Report has been prepared on behalf of ARP 4.2 Sustainable Communities (Ireland) Fund, a subsidiary of Ardstone Homes Limited for the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Actives premises; and to the north by, the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works.

The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area.

The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.

2.2 SITE SETTING AND LOCATION

The site is located in Tallaght, Dublin 24. The regional site location is shown in Figure 1.1, and the study area is shown in Figure 2.1.

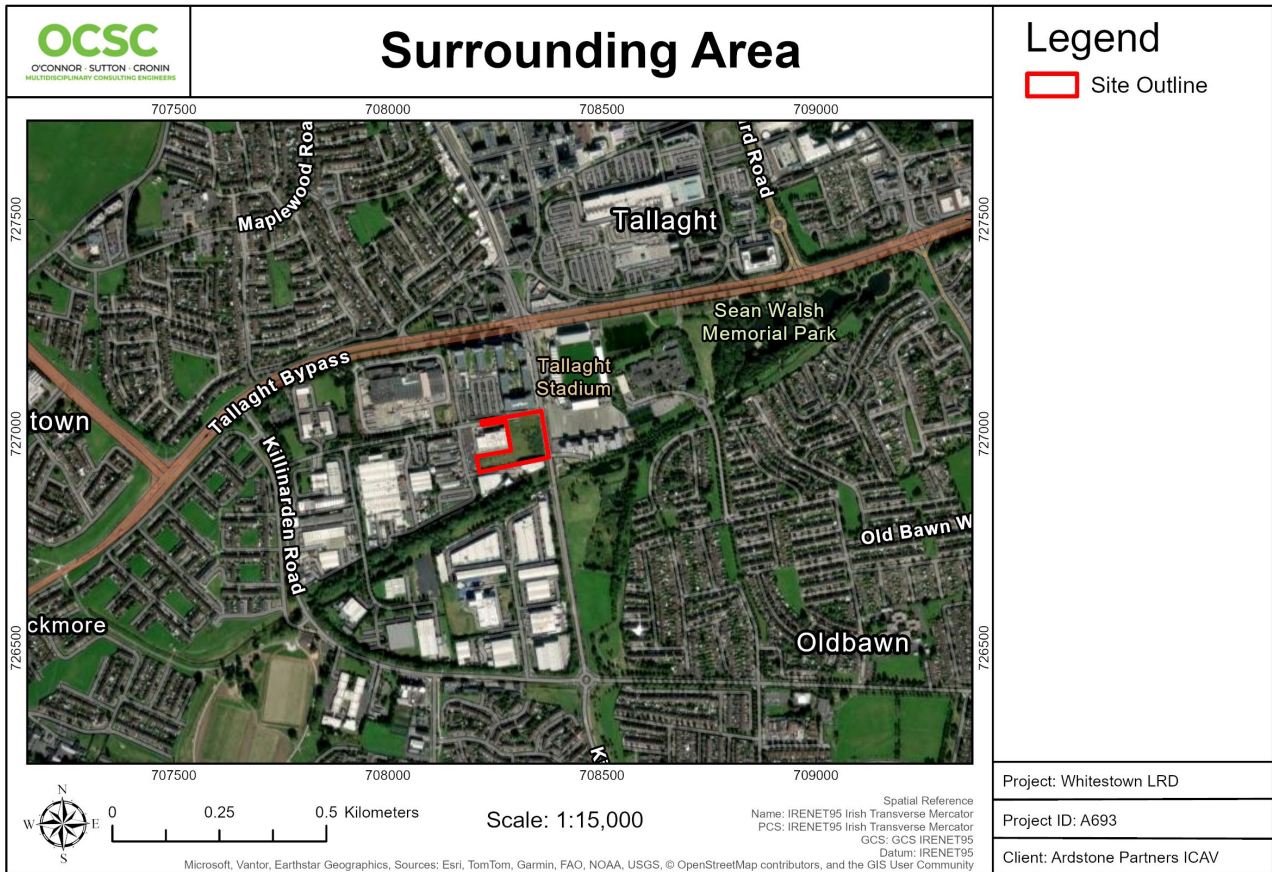


Figure 2.1: Surrounding Area, (Source: OCSC, 2026).

2.3 SURROUNDING LAND USE

The area immediately surrounding the site is in industrial, retail, and residential land use. To the north of the site are the Maldron Hotel Tallaght, residential properties, retail properties and the N81. East of the site are Tallaght Stadium, Old Bawn Community School, Killinarden Park and residential properties. South of the site are industrial properties, Elis Textile Services Ltd. and Killinarden Park. West of the site are Tallaght Business Park, industrial, retail and residential properties. See Table 2.1 for adjacent land uses.

Table 2.1. Adjacent Land Uses

Boundary	Land Use
North	Maldron Hotel Tallaght, residential properties, retail properties and the N81
South	Industrial properties, Elis Textile Services Ltd. and Killinarden Park
East	Tallaght Stadium, Old Bawn Community School, Killinarden Park and residential properties
West	Tallaght Business Park, industrial, retail and residential properties

2.4 HYDROLOGY

The nearest surface water feature is Whitestown stream, a tributary of the Dodder River (DODDER_040 (IE_EA_09D010620)), located Ca. 60m south of the site. The Whitestown stream flows in a northeasterly direction, before joining the Dodder river (IE_EA_09D010620) 2.6km to the northeast. The Dodder river flows a further 13km in a northeasterly direction from this point before joining the River Liffey discharging into the Irish Sea at the Dublin Bay. See Figure 2.2 and 2.3 for waterbody locations.

Based on the most recent water quality information (2019-2024), the Whitestown stream (DODDER_040) has an overall Water Framework Directive (WFD) status of 'Moderate', as shown in Figure 2.2.

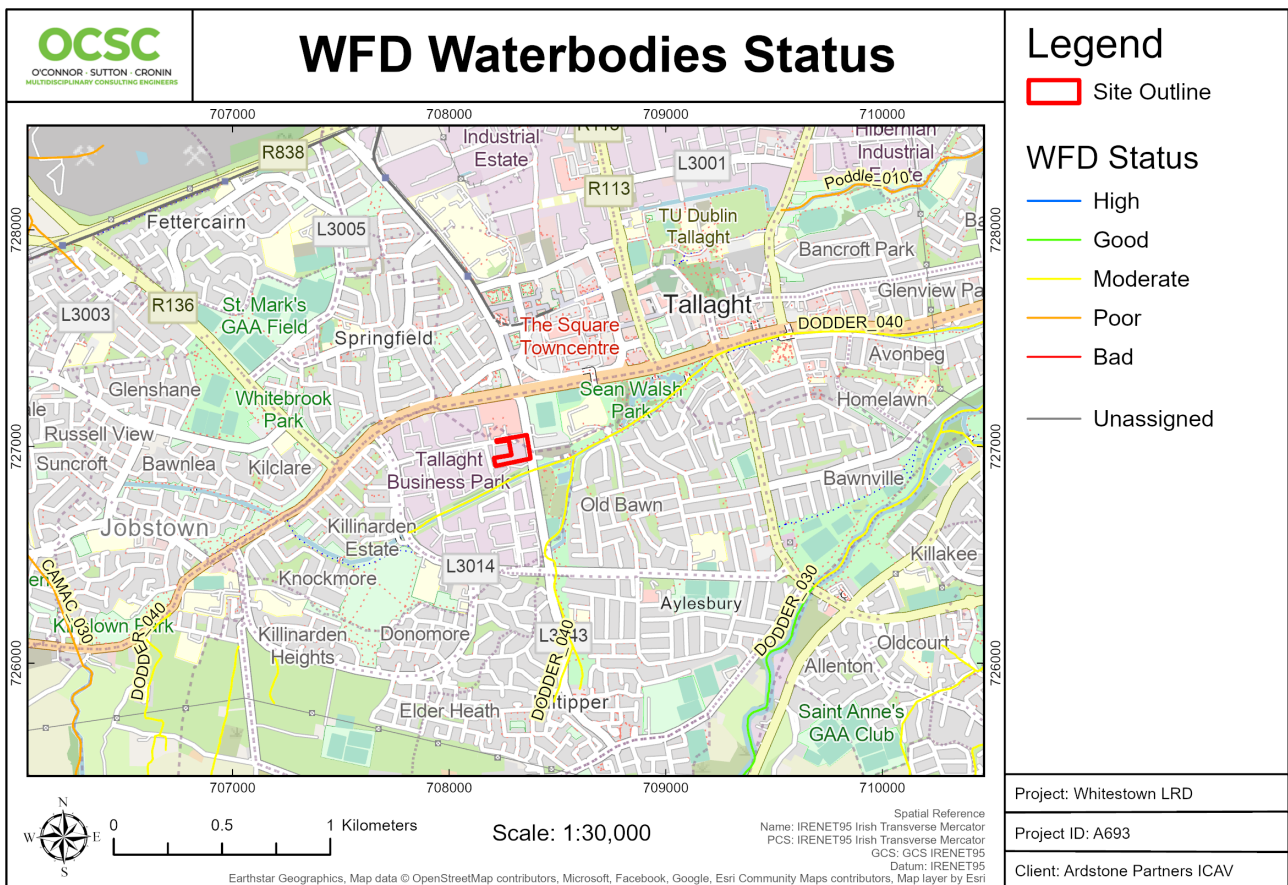


Figure 2.2: River Waterbodies Status. (Source: OCSC, 2026)

The EPA spatial dataset indicates that the Whitestown stream (DODDER_040) River is 'At risk' of failing to meet its WFD objectives by (EPA 2026) as shown in Figure 2.3. WFD information for these waterbodies is summarised in Table 2.2.

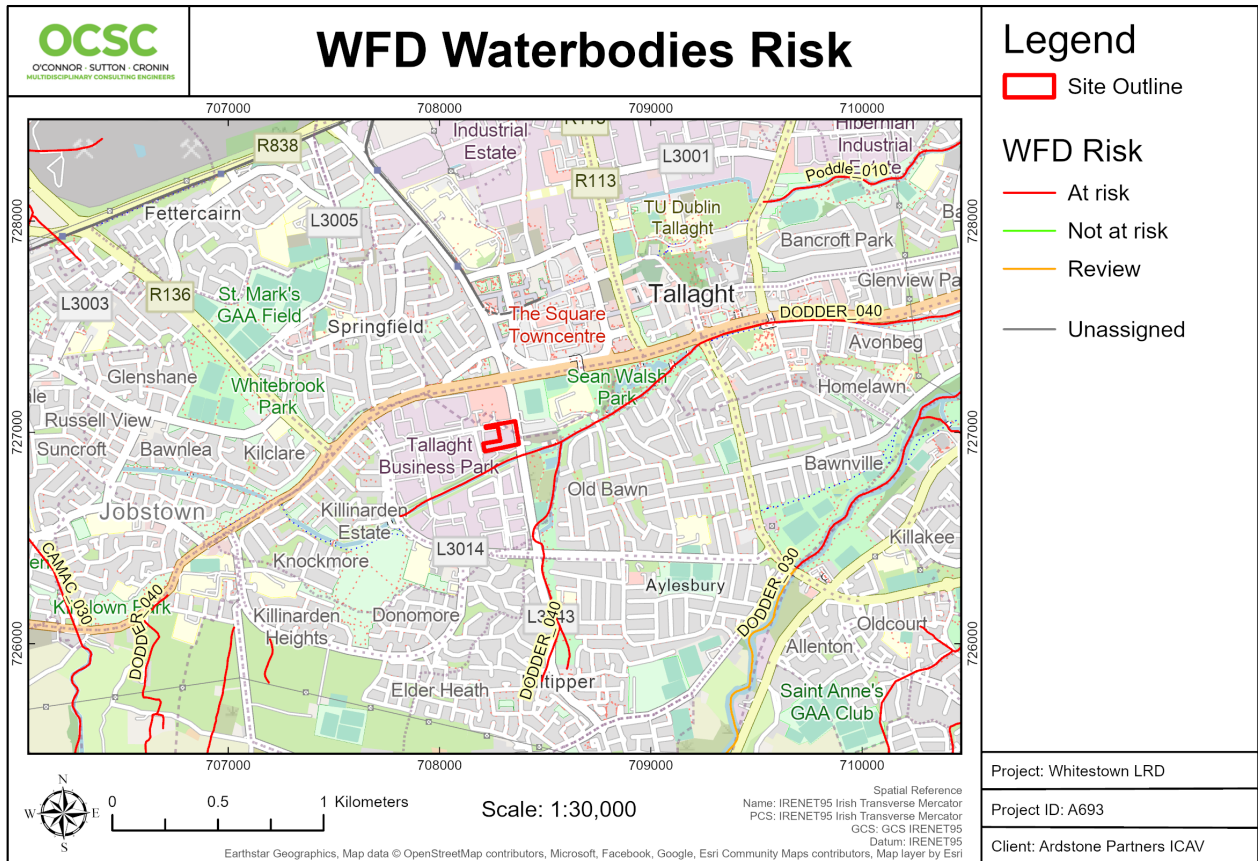


Figure 2.3: River Waterbodies Risk, (Source: OCSC, 2026).

Table 2.2. WFD Summary Information

WFD Summary Information	
Name	Whitestown Stream
Waterbody Code	IE_EA_09D010620
Waterbody Name	Dodder_040
Waterbody Type	River
Iteration	SW 2019-2024
Status	Moderate
Risk	At Risk

3 SCREENING FOR APPROPRIATE ASSESSMENT

3.1 SCREENING PROCESS

This stage of the process identifies any likely significant effects to European sites from a project or plan, either alone or in combination with other projects or plans. The screening phase was progressed in stages during which a series of questions were asked to determine:

- Whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of a European Site.
- Whether the project will have a potentially significant effect on a European Site, either alone or in combination with other projects or plans, in view of the site's conservation objectives or if residual uncertainty exists regarding potential impacts.

An important element of the AA process is the identification of the “conservation objectives”, “Qualifying Interests” (QIs), and/ or “Special Conservation Interests” (SCIs) of European sites requiring assessment. QIs are the habitat features and species listed in Annexes I and II of the Habitats Directive for which each European Site has been designated and afforded protection. SCIs are wetland habitats and bird species listed within Annexes I and II of the Birds Directive. It is also vital that the threats to the ecological/environmental conditions that are required to support QIs, and SCIs are considered as part of the assessment.

Site-Specific Conservation Objectives (SSCOs) have been designed to define favourable conservation status for a particular habitat or species at that site. Paragraph 4.6(3) of the European Commission interpretation document ‘Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC’ states:

“The significant effects on any European Site, in view of the site's conservation objectives, involves its ecological functions. The decision as to whether it is adversely affected should focus on and be limited to the site's conservation objectives.”

Favourable conservation status of habitat is achieved when:

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

The favourable conservation status of a species is achieved when:

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

This AA screening is based on the best scientific knowledge and has utilised ecological and hydrological expertise. In addition, a detailed online review of published scientific literature and ‘grey’ literature was conducted. This included a detailed review of the National Parks and Wildlife Service (NPWS) website, including mapping and available reports for relevant sites and, in particular, sensitive qualifying interests/ special conservation interests described and their conservation objectives. The EPA EnVision map viewer (EPA 2024) and available reports were also reviewed, as was the NPWS (2019) publication “The Status of Protected EU Habitats and Species in Ireland”.

3.2 IDENTIFICATION OF RELEVANT EUROPEAN SITES

Appropriate Assessment screening of potential effects on European sites is conducted following a standard source-pathway-receptor model where all three elements of this mechanism must be in place for an effect to be established. The absence or removal of one of the elements of the mechanism is sufficient to conclude that a potential effect is not of any relevance or significance. The elements of this model consist of the following:

Source(s)

Identify the characteristics of the proposed development such as the nature, size and location and the type of impacts

Examples:

Direct Impacts:

- Direct emissions (water, air, noise or light).
- Loss of habitat (including breeding or foraging habitat).

Indirect Impacts:

- Loss of breeding or foraging habitat outside the European site.
- Impact on a non-QI habitat or species within the European site that is ecologically linked to the conservation objectives/QI.
- Barriers to movement e.g. aquatic species, otter, bats, bird species.
- Collision risk.
- Loss of breeding or foraging for a prey species.

Pathway(s)

Identify the existence and characteristics of the pathways that could link European sites and their Qualifying Interests to the proposed development.

Examples:

Direct Pathways:

- Proximity (i.e. location within the European site).
- Water bodies (rivers/streams, marine, lakes, groundwater).
- Air (for both air emissions and noise impacts).

Indirect Pathways:

- Disruption to migratory paths, e.g. bird species, aquatic species, bats.
- ‘Sightlines’ where noisy or intrusive activities may result in disturbance to shy species.

Receptor(s)

Qualifying species and habitats which may be linked to sources of impact via identified pathways. The location, nature, and sensitivities of these potential receptors must be established along with the ecological conditions underpinning their survival and the conservation objectives specified to maintain or restore favourable conservation status.

Examples:

- Freshwater Pearl Mussels' extreme sensitivity to siltation in water.
- Lesser Horseshoe Bats' sensitivity to noise and light.
- Turloughs' sensitivity to changes in groundwater levels.

Screening for Appropriate Assessment is comprised of the following steps:

- (a) Describe the details of the proposed development and the characteristics of the receiving environment
- (b) Identify all the potential impacts of the proposed development
- (c) Define the zone of influence using the Source-Pathway-Receptor model.
- (d) Identify the European site(s) within the zone of influence of the proposed development along with their Qualifying Interests and conservation objectives
- (e) Determine whether the proposed development is directly connected with, or necessary to the conservation management of, any European site(s)
- (f) Assess the potential effects on European sites
- (g) Assess the likely significant direct and indirect effects on the conservation objectives of the site(s) in relation to project alone, and in-combination with other plans and projects.

Conclusions of screening assessment process. Determine if the project, in the absence of mitigation measures will undermine the conservation objectives of the site(s) and give rise to likely significant effects.

Conservation objectives that have been considered by this assessment are included in the following NPWS documents:

- NPWS (2021) Conservation Objectives: Glenasmole Valley SAC 001209. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
- NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The locations of relevant European sites are shown on Figure 3.1 and Figure 3.2. Natura sites within 5km of the site and details and distances of these from the site are included in Table 3.1.

3.3 ZONE OF INFLUENCE

The Zone of Influence (Zoi) is the 'effect area' over which changes could give rise to potentially significant impacts. The Zoi over which the proposed development may impact upon Natura 2000 Sites and their Qualifying Interests will differ for different ecological receptors depending on the pathway for potential impacts, as well as the specific nature of the habitats/species in question.

There are no Natura 2000 Sites within the proposed development area, and therefore no qualifying interest habitats will be subject to direct impacts. Therefore, the Zol for impacts to Natura 2000 exists only via indirect connections.

Indirect water pollution impacts may occur via hydrological pathways (surface/groundwater) from potential impact sources (e.g. site run-off) to qualifying interests. These impacts can occur at significant distance from the impact source. The proposed development will indirectly discharge surface water run-off to the Dodder River via Whitestown Stream. The River Dodder flows in a northeasterly direction, before joining the River Liffey and discharging into Dublin Bay and consequently, into Dublin Bay (c.18.5km downstream). It is at this point where the potential hydrological link comes into contact with Natura 2000 sites, namely the South Dublin Bay and River Tolka Estuary SPA, North Dublin Bay SAC, North Bull Island SPA, North-West Irish Sea cSPA and Rockabill to Dalkey Island SAC.

The distances over which pollutants are likely to remain in sufficient concentrations to have a significant impact on receiving waters is difficult to quantify and highly case specific (e.g. type of pollutant and nature of pollution event). As a precautionary approach, the distance over which surface water discharges could have a significant impact on receiving waters is considered to be no more than 5km. This is deemed to be a conservative estimate with the actual distance likely to be much less than 5km.





The Zol for potential air quality impacts upon Natura 2000 Sites is conservatively assessed as 3km due to the presence of heavy industry and other commercial activities within the vicinity of the proposed project. Impacts of deposition will be greatest within a 200m distance of emission points.

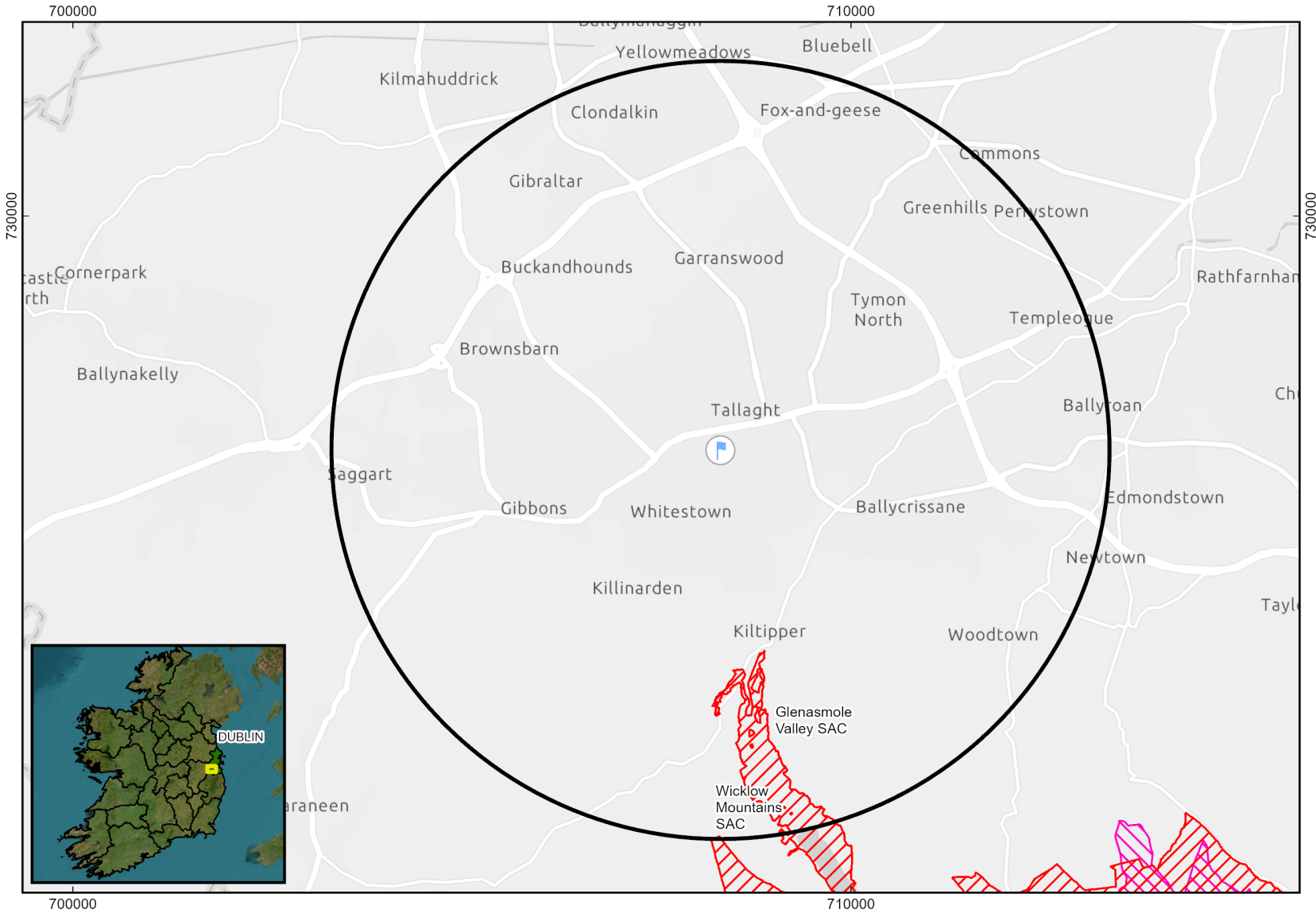
The main sources of impact from the proposed works are largely from physical disturbance to fauna species from light, noise and earthworks during construction. Noise and other disturbance impacts are not expected to extend for more than 100m from the impact source (e.g. location of construction activities or paths of human movements). Light spill is likely to be significant within a shorter distance (c.100m).

Based on the maximum identified zone of influence of 5km, the only Natura 2000 site within the site's zone of influence is Glenasmole Valley SAC. On this basis, European sites beyond the defined 5km zone of influence are not considered further in this report.

NPWS Designated Sites

Legend

-  Site Location
-  5km Buffer
-  Special Protection Areas
-  Special Area of Conservation



0 2.5 5 Kilometers

Scale: 1:75,000

Spatial Reference
Name: IREN95 Irish Transverse Mercator
PCS: IREN95 Irish Transverse Mercator
GCS: GCS IREN95
Datum: IREN95
Projection: Transverse Mercator

Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Project: Whitestown LRD

Project ID: A693

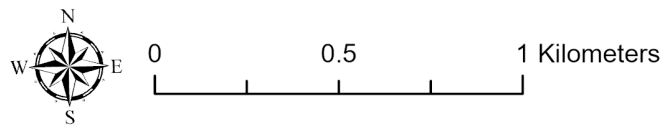
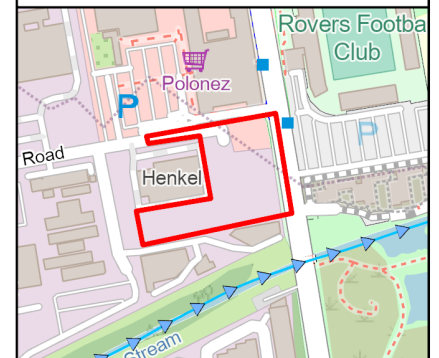
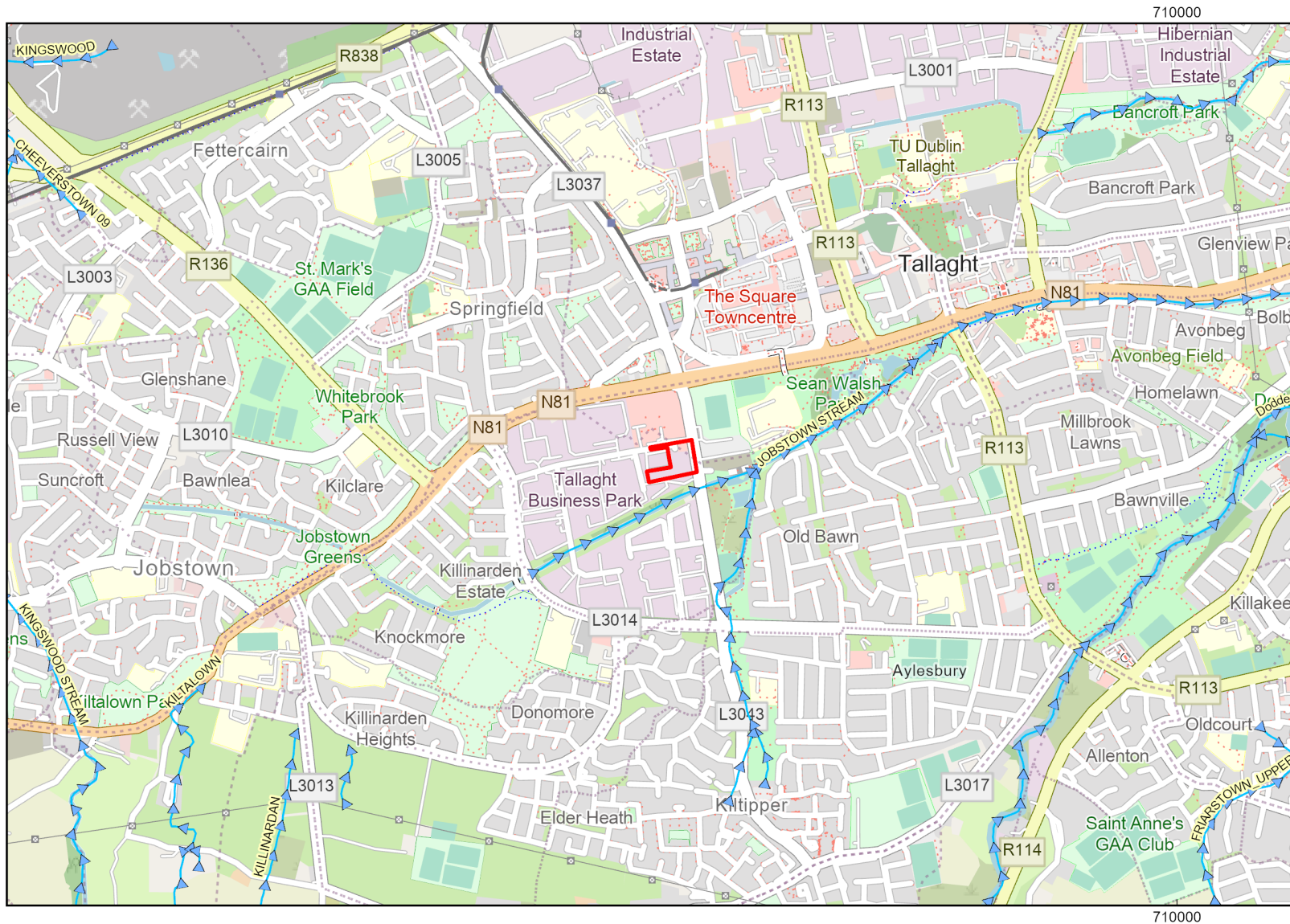
Client: Ardstone Partners ICAV

Figure 3.1: NPWS Designated Sites, (Source: OCSC, 2026)

Water Flow and NPWS Designated Sites

Legend

- Site Outline
- Special Protection Areas
- Special Area of Conservation
- River Network
- ▶▶ River Flow Direction



Scale: 1:20,000

Spatial Reference
Name: IRENET95 Irish Transverse Mercator
PCS: IRENET95 Irish Transverse Mercator
GCS: GCS IRENET95
Datum: IRENET95
Projection: Transverse Mercator

Project: Whitestown LRD
Project ID: A693
Client: Ardstone Partners ICAV

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Figure 3.2: Flow Network and NPWS Designated Sites, (Source: OCSC, 2026)

European Sites and distance (km) to the proposed development	Sensitive Receptors (*= Priority habitats)	Conservation Objectives
<p>Glenasmole Valley SAC 001209 Distance: 2.58km S</p>	<p>[6210] Orchid-rich Calcareous Grassland [6410] Molinia Meadows [7220] Petrifying Springs</p>	<p>The conservation objectives of the site are (NPWS: 10/12/21): "To restore the favourable conservation condition of Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) in Glenasmole Valley SAC" "To restore the favourable conservation condition of Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinia caeruleae) in Glenasmole Valley SAC" "To restore the favourable conservation condition of Petrifying springs with tufa formation (<i>Cratoneurion</i>)* in Glenasmole Valley SAC" Available at: https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001209.pdf</p>
<p>Wicklow Mountains SAC 002122 Distance: 4.88 S</p>	<p>[3110] Oligotrophic Waters containing very few minerals [3160] Dystrophic Lakes [4010] Wet Heath [4030] Dry Heath [4060] Alpine and Subalpine Heaths [6130] Calaminarian Grassland [6230] Species-rich Nardus Grassland [7130] Blanket Bogs (Active) [8110] Siliceous Scree [8210] Calcareous Rocky Slopes [8220] Siliceous Rocky Slopes [91A0] Old Oak Woodlands [1355] Otter (<i>Lutra lutra</i>)</p>	<p>The conservation objectives of the site are (NPWS: 10/12/21): "To maintain the favourable conservation condition of Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) in Wicklow Mountains SAC" "To maintain the favourable conservation condition of Natural dystrophic lakes and ponds in Wicklow Mountains SAC" "To restore the favourable conservation condition of Northern Atlantic wet heaths with Erica tetralix in Wicklow Mountains SAC" "To restore the favourable conservation condition of European dry heaths in Wicklow Mountains SAC" "To restore the favourable conservation condition of Alpine and Boreal heaths in Wicklow Mountains SAC" "To maintain the favourable conservation condition of Calaminarian grasslands of the Violetalia calaminariae in Wicklow Mountains SAC" "To restore the favourable conservation condition of Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* in Wicklow Mountains SAC" "To restore the favourable conservation condition of Blanket bogs (* if active bog) in Wicklow Mountains SAC" "To restore the favourable conservation condition of Siliceous</p>

European Sites and distance (km) to the proposed development	Sensitive Receptors (*= Priority habitats)	Conservation Objectives
		<p>scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) in Wicklow Mountains SAC”</p> <p>“To restore the favourable conservation condition of Calcareous rocky slopes with chasmophytic vegetation in Wicklow Mountains SAC”</p> <p>“To restore the favourable conservation condition of Siliceous rocky slopes with chasmophytic vegetation in Wicklow Mountains SAC”</p> <p>“To restore the favourable conservation condition of Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles in Wicklow Mountains SAC”</p> <p>“To maintain the favourable conservation condition of Otter in Wicklow Mountains SAC”</p> <p>Available at: https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002122.pdf</p>

3.4 ASSESSMENT CRITERIA

3.4.1 EXCLUSION FROM APPROPRIATE ASSESSMENT

As set out in the provisions of the Habitats Directive, plans or projects that are directly connected with or necessary to the management of a European Site do not require AA. For this exception to apply, management is required to be interpreted narrowly as nature conservation management in the sense of Article 6(1) of the Habitats Directive. This refers to specific measures to address the ecological requirements of annexed habitats and species (and their habitats) present on a site(s). The relationship should be shown to be direct and not a by-product of the plan, even if this might result in positive or beneficial effects for a site(s).

In this case, however, the development at Whitestown Way, Tallaght, Dublin 24 is neither necessary for, nor directly connected with the management of a European Site. As such, the development cannot be excluded from AA.

3.4.2 ELEMENTS OF WORK WITH POTENTIAL TO GIVE RISE TO EFFECTS

The construction and operational phases of the proposed development have the potential to introduce effects such as indirect disturbance due to noise/vibrations and surface water run-off. These effects are examined in detail in relation to the sensitive receptors of each of the European sites identified with regard to the conservation objectives and the potential pathways for effects.

3.4.3 IDENTIFICATION OF POTENTIAL EFFECTS AND SCREENING OF SITES

This section documents the final stage of the screening process. It uses the information collected on the sensitivity of each European Site and describes any impact to have likely significant effects on any European Site, in view of the site's conservation objectives, resulting from the proposed works. This assessment assumes the absence of any controls, conditions, or mitigation measures. In determining the potential for effects, a number of factors have been considered including the sensitivity and reported threats to the European Site and the individual elements of the proposed works and the potential effect they may cause to the site.

Sites are screened out based on one or a combination of the following criteria:

- Where it can be shown that there are no significant pathways such as hydrological links between activities of the proposed works and the site to be screened;
- Where the site is located at such a distance from proposed works that effects are not foreseen; and/ or
- Where it is that known threats or vulnerabilities at a site cannot be linked to potential impacts that may arise from the proposed works.

3.5 ASSESSMENT OF SIGNIFICANCE OF POTENTIAL EFFECTS

Assessment is the process of evaluating the importance or significance of project/plan effects (whether negative or positive). The following parameters are described when characterising impacts (following guidance from the Chartered Institute of Ecology and Environmental Management, the Environmental Protection Agency, and Transport Infrastructure Ireland/ National Roads Authority):

Direct and Indirect Impacts – An impact can be caused either as a direct or as an indirect consequence of proposed development.

Magnitude - Magnitude refers to size, amount, intensity, and volume. It should be quantified if possible and expressed in absolute or relative terms (e.g., the amount of habitat lost, percentage change to habitat area, percentage decline in a species population). Magnitude measures the size of an impact which is described as high, medium, low, very low, or negligible.

Extent - The extent is the spatial or geographical area over which the impact/effect may occur under a suitably representative range of conditions (e.g. noise transmission underwater).

Duration - The time for which the effect is expected to last prior to recovery or replacement of the resource or feature.

- Temporary: the effects would take up to 1 year to be mitigated;
- Short Term: the effects would take 1-7 years to be mitigated;
- Medium Term: the effects would take 7-15 years to be mitigated;
- Long Term: the effects would take 15-60 years to be mitigated; and
- Permanent: the effects would take 60+ years to be mitigated.

Likelihood – The probability of an impact/effect occurring taking into account all available information.

- Certain/Near Certain: >95% chance of occurring as predicted;
- Probable: 50-95% chance as occurring as predicted;
- Unlikely: 5-50% chance as occurring as predicted; and
- Extremely Unlikely: <5% chance as occurring as predicted.

The document 'Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, European Commission Environment DG, 2001' outlines the types of effects that may impact European sites. These include effects from the following activities:

- Land take
- Resource requirements (drinking water abstraction, etc.)
- Emissions (disposal to land, water, or air)
- Excavation requirements
- Transportation requirements

- Duration of construction, operation, decommissioning

In addition, the guidance outlines the following likely changes that may occur at a designated site which may result in significant effects on any European Site and its function, in view of its conservation objectives:

- Reduction of habitat area
- Disturbance to key species
- Habitat or species fragmentation
- Reduction in species density
- Changes in key indicators of conservation value (water quality, etc.)
- Climate change

The elements detailed above were considered with reference to each of the European sites identified within the Zol of the site (Table 3.1).

3.5.1 LAND TAKE/HABITAT LOSS

There is no overlap between the site and any European sites, therefore there is no anticipated land take or habitat loss posed to European sites from the proposed works.

3.5.2 RESOURCE REQUIREMENTS

There will be additional resource requirements (i.e. mineral/drinking water abstractions, etc.) for the proposed project in relation to water abstraction to provide water to the residential units. However, due to the scale of the proposed development and the distance between the site and Glenasmole Valley SAC there will be no interactions with resources necessary for the maintenance of the ecological integrity of any European sites.

3.5.3 DURATION OF WORKS

The construction phase of the works is anticipated to be short term (1-7 years). Given the scale and short-term nature of the project, the duration of the works is extremely unlikely to have any impact on nearby European sites.

3.5.4 EMISSIONS (DISPOSAL TO LAND, WATER OR AIR)

Construction phase:

Potential water quality impacts during construction phase include increased siltation and turbidity to surface runoff as well as pollution from surface runoff due to accidental spillages of oils or fuels from machinery, concrete/cement, paint, etc. Due to the scale of the proposed project, the distance from the site to nearby designated sites, and the absence of a hydrological connection between the site and nearby designated sites, impacts to designated sites are predicted to be unlikely but will be negligible if they arise.

Construction phase elements of the plan may give rise to increased temporary effects such as noise or dust. However, due to the due to the scale, nature and short duration of the project in combination with the distance to the nearest designated sites, these impacts are predicted to be unlikely but will be negligible if they arise.

Operational Phase:

Given the nature of the site during its operational phase, no impacts to designated sites are predicted to occur provided the use of SuDS to prevent higher levels of surface water run off than previously recorded at the site.

3.5.5 EXCAVATION REQUIREMENTS/EROSION/SEDIMENTATION

The proposed works does not require significant excavation works. Therefore, the impacts arising from excavation, erosion, and sedimentation are considered to be extremely unlikely but will be negligible if they arise.

3.5.6 TRANSPORTATION REQUIREMENTS

There will be a small, short-term increase in traffic during the construction and operational phase. These effects are considered not significant with regard to European sites due to the small scale and short duration of the construction works.

3.5.7 DURATION OF CONSTRUCTION, OPERATION, DECOMMISSIONING

The construction phase of the proposed project is short term and will have no significant effects on European sites given the scale and nature of the works and the distance to designated sites. The development will be a permanent feature with no decommissioning phase and is predicted to have no significant effects on European sites during its operational phase due to the nature of its use.

3.5.8 HABITAT REDUCTION

The nearest European site or qualifying habitat feature (Glenasmole Valley SAC) is located 2.58km direct from the site. As such, there will be no reduction of the habitat of European sites resulting from the proposed development.

3.5.9 SPECIES DISTURBANCE

The nearest European site is the Glenasmole Valley SAC which is located 2.58km south of the site. As such, disturbance from noise, vibrations, lighting, etc. are not a valid link. There is no hydrological pathway between the site and this or other designated sites. Therefore, no species disturbance is predicted as a result of the proposed works.

3.5.10 HABITAT OR SPECIES FRAGMENTATION

Given the scale, duration, and nature of the construction phase and the distance to the nearest European sites, the project is predicted to have no potential effects on any European site with regard to habitat or species fragmentation.

3.5.11 CHANGES IN KEY INDICATORS OF CONSERVATION VALUE

The nearest European site is the Glenasmole Valley SAC which is located 2.58km south of the site. There are no QI species of the SAC located within close proximity of the site or QI species of any other relevant European sites. Therefore, due to the lack of QI species in proximity to the site, the scale and short-term nature of the works impacts related to changes in key indicators of conservation value are predicted to be unlikely but will be negligible if they arise.

3.5.12 CLIMATE CHANGE

Due to the nature and scale of the proposed work, the effects of the proposed development on climate and Ireland's obligations under the Kyoto Protocol are predicted to be not significant.

3.5.13 COMBINATION EFFECTS WITH OTHER PROJECTS

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects.

Proposed and granted planning applications within 1km of the site and dating back to 2019 were reviewed to identify works of a significant scale which may produce in-combination effects with the proposed works. Grants of planning permission in the vicinity of the site were reviewed to identify works of a scale that might produce in-combination effects with the proposed works. Planning grants larger than single domestic scale were identified below:

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
SD25A/0271W	Blenders intend to apply for Retention Permission and Permission for development on lands at Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75. The development for which retention permission is sought consists of minor works arising from deviations to the permitted finished goods warehouse associated with SD23A/0277 as follows: 1. Single storey office, staircase and utility rooms (1 no. panel room and 1 no. fire hose reel pump room) to the north-west of the finished goods warehouse with roof plant over. 2. Standalone bicycle shed to the north east corner of the site. 3. Widening of the internal road in the southwest corner of the site to accommodate additional HGV staging spaces. 4. Relocation of pedestrian walkway to the front of car parking spaces to the north-west of the site. 5. Associated lighting, landscaping, retaining gabion wall and drainage arrangements. Planning permission is sought for: • alterations to the existing entrance to the south of the site in order to prevent HGVs striking the ground surface on entry/exit along with replacement gates and fencing. •new landscaping (including additional planting) •omission of permitted sprinkler tank and meter room from that permitted under SD23A/0277 All associated site works.	Decision date April 21, 2026. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 90m northwest of the site, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD23A/0230	Development of a welfare facility to accommodate a future bus layover which was approved as part of the D24 Neighbourhood Cycle Network Scheme. The proposed development consists of a bus driver welfare facility comprising of two toilet units circa 6 m2 each, hard standing area, and associated infrastructure. The proposed development is approximately 0.05 hectares (ha) in size.	Decision Date: 20/12/2023. Request for further information Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 90m northwest of the site. Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
316828	Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.		Dust and noise during construction phase.	Approximately 270m north of the site. Tallaght/Clondalkin to Dublin City.	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in combination with other plans or projects, will not result in

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
					significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD23A/0277	Construction of a finished goods warehouse (including freezer room) at the south side of the existing Blenders manufacturing facility. The proposed extension will have a gross floor area of 3,900 sq.m and a maximum height of 20.5m. Also, ancillary works including: PV panels to new proposed warehouse roofs, 3 no. additional loading dock levellers, Relocation of existing carparking (no change in numbers) including provision of 4 no. EV charging spaces and 2 no. accessible parking spaces, 35 no. cycle parking spaces., New HGV staging area to accommodate 4 trucks., Construction of new sprinkler tank (10m high) and pump room (3m high) to the south west of the site along with retaining wall., Provision of internal connections to the main Blenders building., Fire escape door to western elevation of main Blenders building. All associated site works including landscaping, drainage infrastructure and a new path to east of site.	Permission granted on the 10/5/2024. Valid until the 9/5/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 91m northeast, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report completed for the proposed development concluded that the Proposed Development, alone or in combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.
SD24A/0174	The Development will consist of the installation of 1,611 msq solar photovoltaic Panels to various rooftops of the existing building at Blenders, Whitestown Road, Tallaght, Dublin 24, D24VY75	Permission granted on 14/10/2024. Valid until the 13/10/2029. Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 91m northeast, Blenders, Whitestown, Tallaght, Dublin 24, D24 VY75	Sufficient distances between the sites and the nearest Natura site.
SD25A/0143W	<ul style="list-style-type: none"> Part change of use at ground floor level from office use to warehouse / logistics use (with a Gross Floor Area (GFA) of 944 sq.m) and light industry-manufacturing / food processing use (GFA of 1,860 sq.m), including ancillary staff welfare facilities, with the remainder of the existing floorspace (GFA of 712 sq.m) unchanged from the existing office use; Proposed extension to the rear / south elevation of the existing building (with a GFA of 861 sq.m), comprising one level with a height of 7.47m, to provide an additional ancillary store to the proposed light industry- manufacturing / food processing use; Proposed two storey extension (GFA of 13 sq.m) to the north elevation to provide an additional lift shaft and proposed extensions to the northern and west elevations to provide additional lobby / entrance areas (12 sq.m); 	Permission granted on 29/1/2026. Expiry Date 9/3/2031 Potential overlap of construction stages.	Dust and noise during construction phase.	Approximately 500m southwest, The Former Meridian Building, Whitestown Drive, Tallaght Business Park, Dublin	Sufficient distances between the sites and the nearest Natura site.

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
	<ul style="list-style-type: none"> Provision of additional floorspace at first floor level (within the existing building envelope) to provide an additional 1,040 sq.m (GFA) of office floor space, ancillary staff welfare facilities, ancillary innovation and testing rooms, storage and plant rooms, and an additional 163 sq.m (GFA) of a mezzanine storage area; Associated internal reconfigurations and installation of new internal partition walls, and associated alterations to the elevations including materials and fenestration arrangement, additional loading bays and roller shutter doors; Provision of associated signage including an internally illuminated sign adjacent to the security entrance gate, a directional sign, internally illuminated signage over the entrance doors to the unit and 2 no. signs over entrance canopies; Reconfigured car parking to provide 72 no. car parking spaces (a reduction from 134), widening of the internal service road, provision of new pedestrian footpaths from the estate road, internal segregated pedestrian footpaths and crossing, and the provision of a security fence and gate; The proposal includes dock leveller, landscaping, bicycle store, external store with WC/garden store/bin store, plant compound, PV panels to new rear extension roof and bicycle store roof, surface water drainage, including detention pond and swale, and all associated works. <p>The proposed development results in an overall increase of 2,089 sq.m in the total GFA of the unit from 3,516 sq.m to 5,605 sq.m, comprising office, warehouse / logistics, light industry manufacturing / food processing uses, and ancillary staff welfare facilities, innovation and testing rooms, storage and plant rooms.</p>			24, D24 HH50	
SD218/0004	<p>Killinarden Park upgrade, total site area approx. 20ha and Greenway with landscaped pedestrian/cycle route within Killinarden Park and between Killinarden Park and Sean Walsh Park, total site area approx. 4.50ha.</p> <p>The works will comprise:</p> <ul style="list-style-type: none"> Strategic walk/cycleway with bat sensitive lighting along Whitestown Stream; new and enhanced entrances, including new road crossings at Killinarden Heights, Whitestown Drive, Whitestown Way and Killinarden Way/Killinarden Estate (with a revised carriageway arrangement); feature areas at primary and secondary accesses; a Primary Oval footpath and walking/exercise circuit 1km in length; existing secondary footpath network retained and resurfaced where required; and a new footbridge crossing the Whitestown Stream within the park. 	<p>Permission granted on the 12/07/2021. Valid until the 11/07/2026. Overlap of construction stages unlikely.</p>	<p>Dust and noise during construction phase.</p>	<p>Approximately 40m south, Whitestown and Killinarden, Tallaght, Dublin 24</p>	<p>Sufficient distances between the sites and the nearest Natura site. The Ecological Impact Assessment report submitted as part of this application concluded that the proposed development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.</p>

Application Reference	Details	Construction Stage Overlap	Ecological Effects	Location & Proximity	Rationale
	<ul style="list-style-type: none"> Replacement and new park perimeter walls/railings where required and retention of existing private walls/railings. Linear play trails; seating; two natural play areas; outdoor fitness and calisthenics equipment; a Multi-use Games and Skate Area; upgrade of existing grass sports pitches to include re-levelling where required. Biodiversity and landscape improvements including a community orchard; wildflower meadows; surface water swale; willow; native woodland; informal tree groups; Signature Trees; and retention of existing tree groups and scrub where shown. Installation of CCTV Cameras for monitoring by An Garda Síochána and South Dublin County Council. All ancillary works. 				
SD23A/0231	<p>Located on a section of Belgard Square South. The development includes the closure of the slip road from Belgard Square South onto the N81. This development is proposed to accommodate the increase in the volume of buses in the area as a result of the changes proposed under BusConnects. The volume of buses is set to increase from 22 to 49 buses per hour. It forms part of Government efforts to improve public transport and address climate change nationally, supporting national strategies such as the National Development Plan 2021 - 2030 and the Climate Action Plan 2023. The layover facility will be comprised of bus parking for 10 buses and welfare facilities for drivers. The development consists of two separate parking areas with 7 bus bays in the south layover and 3 in the layby to the north of Belgard Square South. There will be one entrance point into the layover area located on the southern side of Belgard Square South. This layover area will have 2 egress points with a right turn ban in place. There will be a layby located on the northern side of Belgard Square South, across from the layover area. The layover area includes a bus driver welfare facility comprising of two toilet units. The proposed Development includes the closure of the hard shoulder on the northern side of the N81 to accommodate the realignment of the cycle track along the N81. The proposed development includes all the associated works to facilitate the bus layover and welfare facility. This includes drainage works, utility diversions, public lighting, fencing and landscaping. The overall area of the site is approximately 0.7 ha.</p>	<p>Permission granted on the 7/10/2024. Valid until 6/10/2029. Potential overlap of construction stages.</p>	<p>Dust and noise during construction phase.</p>	<p>Approximately 440m northeast, Parcel of land at Belgard Square South, within the Townlands of Tallaght</p>	<p>Sufficient distances between the sites and the nearest Natura site. The Appropriate Assessment Screening report submitted as part of this application concluded that the proposed development, alone or in-combination with other plans or projects, will not result in significant adverse effects to the integrity and conservation status of European sites subject to the implementation of mitigation measures.</p>

Other granted planning permissions in the vicinity of the site pertain primarily to small-scale constructions, changes of use, or retentions of works. However, these larger grants and the smaller scale grants of planning, and existing businesses and amenities in the vicinity of the site are unlikely to produce significant in-combination effects with the proposed development.

The South Dublin County Development Plan 2022-2028 was consulted to assess any impacts of the proposed works along with future development projects planned within the surrounding area. The Development Plan identifies areas within the county outlined for development along with the development aims. No such plans were identified.

The development plan is unlikely to produce any negative in-combination effects to the site. The proposed development will likely provide positive in-combination effects to the development plan within the vicinity of the site to help achieve their objectives and goals.

3.5.14 SCREENING ASSESSMENT OF THE POTENTIAL EFFECTS ARISING FROM THE PROPOSED WORKS

Table 3.2. Screening assessment of the potential effects arising from the proposed works

European Sites and distance to the proposed development	Sensitive Receptors	Identification of Impact Pathways and Screening Assessment
<p>Glenasmole Valley SAC 001209 Distance: 2.58km S</p>	<p>[6210] Orchid-rich Calcareous Grassland [6410] Molinia Meadows [7220] Petrifying Springs</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. There will be no land take or possibility of encroachment into the SAC as part of the construction or operational phases of the Proposed Development; therefore, no pathways for direct effects on the QI species and habitats of the SAC exist.</p> <p>Given the intervening distance and the nature and scale of the Proposed Development, no potential pathway for indirect effects on the terrestrial QI habitats of the SAC exists. The proposed site shares a hydrological sub-catchment with the SAC and no hydrological connectivity exists between the SAC and the Proposed Development works. There is therefore no potential pathway for significant effects on the aquatic dependant QI habitat and species of the SAC. No other potential pathway for significant effect on this SAC exists.</p> <p>The SAC is outside the Likely Zone of Impact and no further assessment is required.</p>
<p>Wicklow Mountains SAC 002122 Distance: 4.88 S</p>	<p>[3110] Oligotrophic Waters containing very few minerals [3160] Dystrophic Lakes [4010] Wet Heath [4030] Dry Heath [4060] Alpine and Subalpine Heaths [6130] Calaminarian Grassland [6230] Species-rich Nardus Grassland [7130] Blanket Bogs (Active) [8110] Siliceous Scree [8210] Calcareous Rocky Slopes [8220] Siliceous Rocky Slopes [91A0] Old Oak Woodlands [1355] Otter (<i>Lutra lutra</i>)</p>	<p>There will be no direct effects as the project footprint is located entirely outside the designated site. There will be no land take or possibility of encroachment into the SAC as part of the construction or operational phases of the Proposed Development; therefore, no pathways for direct effects on the QI species and habitats of the SAC exist.</p> <p>Given the intervening distance and the nature and scale of the Proposed Development, no potential pathway for indirect effects on the terrestrial QI habitats of the SAC exists. The proposed site shares a hydrological sub-catchment with the SAC and no hydrological connectivity exists between the SAC and the Proposed Development works. There is therefore no potential pathway for significant effects on the aquatic dependant QI habitat and species of the SAC. No other potential pathway for significant effect on this SAC exists.</p> <p>The SAC is outside the Likely Zone of Impact and no further assessment is required.</p>

4 SUMMARY AND CONCLUSION

4.1 SUMMARY

The Habitats Directive provides legal protection for habitats and species of European importance and establishes the requirement for an AA. This AA screening is based on best scientific knowledge and has utilised ecological and hydrological expertise. In addition, a detailed online review of published scientific literature and 'grey' literature was conducted.

This AA screening has been prepared for the proposed Large Scale Residential Development at Whitestown Way, Tallaght, Dublin 24. There is no spatial overlap between the study area and any Natura Site. The closest Natura site is the Glenasmole Valley SAC (001209) located 2.58km south of the site. Due to the lack of spatial overlap between the site and Glenasmole Valley SAC, the lack of a hydrological connection, and the scale and nature of the proposed works the impacts to Natura sites are predicted to be unlikely and negligible. No other Natura 2000 sites located within the 5km zone of impact of the site will be impacted by the proposed works.

No changes are predicted to occur at any designated sites which may result in effects on the conservation objectives of those sites with regard to the following:

- habitat or species fragmentation
- climate change
- disturbance to key species
- reduction in species density
- changes in key indicators of conservation value
- reduction of habitat area

4.2 CONCLUSION

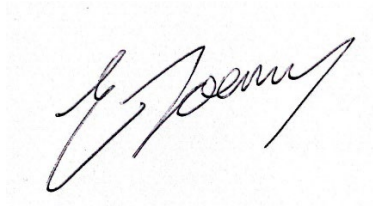
This stage 1 screening for AA of the Large Scale Residential Development at Whitestown Way, Tallaght, Dublin 24 has considered potential effects which may arise during the construction and operational phases as a result of the implementation of the project.

The AA screening process has considered potential effects which may arise during the construction and operational phases. Through an assessment of the pathways for effects and an evaluation of the project characteristics, taking into account the processes involved and the distance of separation from European sites, it has been evaluated that the works are unlikely to impact these sites in terms of adverse effects on their qualifying interests, special conservation interests, or conservation objectives.

This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, a Stage Two Appropriate Assessment is **not** required for the project.

5 VERIFICATION

This report was compiled by Eoin Toomey, BA, Consultant Ecologist, reviewed by Eadaoin Butler, BSc, Consultant Ecologist; and approved by Eleanor Burke, BSc, MSc, DAS, MIEEnvSc, CSci, OCSC Director (Environmental).



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