

# **Appropriate Assessment Screening Report**

**for proposed**

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## **Sandyford Clonskeagh to Charlemont Street Interim Pedestrian and Cyclist Improvement Scheme**

**by**

**CAAS Ltd**

**for the**

**National Transport Authority**

**Cycling Design Office**

**on behalf of**

**Dublin City Council**



**July 2024**

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## 1. Introduction

### 1.1. Background

CAAS has been appointed by the National Transportation Authority's Cycling Design Office (CDO), on behalf of Dublin City Council, to carry out an Appropriate Assessment (AA) screening of the the proposed Sandyford Clonskeagh to Charlemont Street Interim Pedestrian and Cyclist Improvement Scheme (the proposed scheme). This Appropriate Assessment (AA) Screening Report (also known as *Stage One* AA) has been prepared to assess whether or not a Natura Impact Statement (NIS) (also known as *Stage Two* AA) is required for the proposed scheme. AA is a procedure carried out in accordance with the requirements of Article 6(3) of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (hereafter referred to as the "Habitats Directive").

### 1.2. Report Structure

This report sets out the legislative context for the assessment process with reference to relevant guidelines and highlight the experience and qualifications of the author (See Appendix IV for author qualifications). It then details the proposed scheme and the works associated with this which are then interrogated to identify any possible effects which may be ecologically relevant for European sites. Following this, the metrics for the assessment of 'significance' of these effects are explained and applied to each of the European sites with ecological connectivity to the proposed scheme area. This assessment is undertaken in view of the Conservation Objectives and known sensitivities of the Qualifying Interests and Special Conservation Interests for each European site. Other plans and projects are then considered to identify whether there are likely in combination effects, which may result in any likelihood of significant effects on European sites.

### 1.3. Legislative Context

The Habitats Directive provides legal protection for habitats and species of European importance. The overall aim of the Habitats Directive is to maintain or restore the "favourable conservation status" of habitats and species of European Community Interest. These habitats and species are listed in the Habitats and Birds Directives (Habitats Directive as above and Directive 2009/147/EC on the conservation of wild birds) with Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated to afford their protection. Qualifying Interests (QIs) are the habitats and species for which SACs are designated and Special Conservation Interests (SCIs) are the species for which SPAs are designated. SACs and SPAs are known and referred to as European sites.

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 and Development Act 2000 (as amended).

Article 6(3) of the Habitats Directive States:

*'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other*

*plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public'.*

For the purposes of this assessment, the above definition relates to a project. The AA process relates to the protection of species listed in Annex I and Annex II of the Habitats Directive which form the Natura 2000 network (Article 3(1)). Species breeding and resting places of species listed in Annex IV of the Habitats Directive are nationally protected in Ireland as per Articles 15 and 16 of the Habitats Directive. The actual species listed in Annex IV do not form part of the Natura 2000 network as they are not mentioned in Article 3(1) of the Directive which defines the Natura 2000 network.

Article 3(1) of the Habitats Directive States:

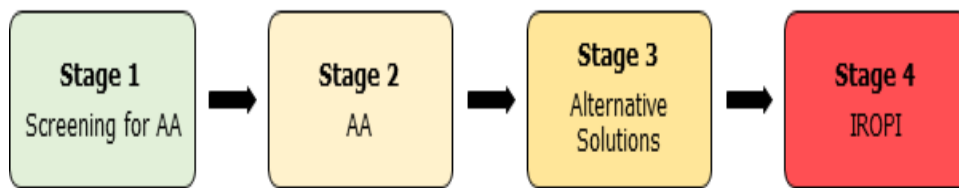
*'A coherent European ecological network of special areas of conservation shall be set up under the title Natura 2000. This network, composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, shall enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range'.*

AA is an assessment of the likelihood of significant effects arising from a plan or project, either individually or in combination with other plans or projects, in order to assess whether the plan or project will result in adverse effects on any European site concerned, in view of the European site's Conservation Objectives. European sites are comprised of both SACs and SPAs and provide for the protection and long-term survival of Europe's most valuable and threatened species and habitats. Where a formal consent process applies, the AA process is concluded by the relevant competent authority making an AA determination, in accordance with article 6(3) of the Habitats Directive.

#### **1.4. Overview of the Habitats Directive and Appropriate Assessment Process**

The Habitats Directive itself promotes a hierarchy of avoidance, mitigation and compensatory measures. This approach aims to avoid any effects on European sites by identifying possible effects early in the plan or project making process and avoiding such effects. Second, the approach involves the application of mitigation measures, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If potential significant effects on European sites remain, and no further practicable mitigation is possible, the approach requires the consideration of alternative solutions. If no alternative solutions are identified and the plan or project is required for imperative reasons of overriding public interest, then compensation measures are required for any remaining adverse effects.

There are four main stages in the AA process:



#### **Stage one: Appropriate Assessment Screening**

The process that identifies the likely impacts upon a European site of a project or plan, either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant. An Appropriate Assessment Screening Report (AASR) can be compiled to inform the competent authority on conducting Screening for AA.

#### **Stage two: Appropriate Assessment (AA)**

The consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse effects mitigation measures are required to avoid or minimise potential effects. The details of these mitigation measures are then assessed in the context of the ecological integrity of the plan/project characteristics to ensure no significant adverse effects on European sites. If this assessment process shows there are no residual significant effects, then the process may end at this stage, stage two, of the AA process which are formalised in Natura Impact Statements (NIS) reports which support the overall AA process. However, if the likelihood of significant impacts remains, then the process must proceed to Stage Three.

#### **Stage three: Assessment of Alternative Solutions**

The process that examines alternative ways of achieving the objectives of the project or plan that avoids adverse impacts on the integrity of the European site.

#### **Stage four: Imperative Reasons of Overriding Public Interest (IROPI)**

An assessment of compensatory measures, where no alternative solutions exist and where adverse impacts remain, but in the light of an assessment of IROPI, it is deemed that the project or plan should proceed.

### **1.5. Approach**

This AASR is prepared in line with the relevant legislation (ref s1.3), is based on best scientific knowledge, and has utilised ecological expertise, with consideration of the relevant guidance, including the following:

- *Guidance for EIA and AA screening of active travel projects funded by the NTA*, National Transport Authority, 2023;
- *Practice Note PN01: Appropriate Assessment Screening for Development Management*, Office of the Planning Regulator, 2021;
- *Assessment of plans and projects in relation to Natura 2000 sites – Methodological guidance*

*on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, European Commission Notice, Journal of the European Union, 2021;*

- *Commission Notice: Managing Natura 2000 sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC", European Commission 2018; and*
- *Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.*

### **1.5.1. Source-pathway-receptor model**

Ecological impact assessment of potential effects on European sites is conducted following a standard source-pathway-receptor model, where, in order for an effect to be established, all three elements of this mechanism must be in place. 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.

- Source(s) – e.g., pollutant run-off from subject development;
- Pathway(s) – e.g., groundwater connecting to nearby qualifying wetland habitats; and,
- Receptor(s) – e.g., qualifying habitats and species of European sites.

In the context of this report, a receptor is a QI or SCI, or an ecological feature that is known to be utilised by the QIs or SCIs of a European site. A source is any identifiable element of the subject development that is known to interact with the QI, SCI, or any ecological processes underpinning a QI or SCI. A pathway is any connection or link between the source and the receptor<sup>1</sup>, for example a river. This report provides information on whether direct, indirect and cumulative potential significant effects could arise from the subject development.

### **1.5.2. Zone of Influence**

The Zone of Influence (ZoI) is defined in the relevant guidance<sup>2,3</sup> as the geographical area, relative to the subject development, over which it could have effects on the ecological receiving environment in any way that could result in potential significant effects on the Qualifying Interests or Special Conservation Interests of a given European site.

The ZoI is established and informed by the nature of the subject development, connectivity to European sites, and the receptors involved, i.e., the QIs and SCIs of European sites, their supporting habitats, and their sensitivities and pressures.

### **1.5.3. Ecological desktop study**

This AASR is supported by desktop research from national databases including: the National Biodiversity Data Centre<sup>4</sup>; the National Parks and Wildlife Service<sup>5</sup>; and the Environmental Protection Agency<sup>6</sup>, alongside data collected for the most recent Article 12 and 17 conservation status reporting

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<sup>1</sup> Qualifying interest or special conservation interests of the European site in question and the known sensitivities of these key ecological receptors

<sup>2</sup> Practice Note PN01: Appropriate Assessment Screening for Development Management, Office of the Planning Regulator, 2021.

<sup>3</sup> CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.

<sup>4</sup> National Biodiversity Data Centre datasets available [here](#).

<sup>5</sup> National Parks and Wildlife Service datasets available [here](#) and [here](#).

<sup>6</sup> Environmental Protection Agency datasets available [here](#).



cycle, 2019; and, *The Status of Protected EU Habitats and Species in Ireland* report (NPWS, 2019).

Based on the above resources, the ecological desktop study comprised the following elements:

- Identification of European sites within one or several zones of Influence (s 1.5.2) established using the source -pathway-receptor model (s 1.5.1);
- Review of the NPWS site synopses and Conservation Objectives for European sites within the zone(s) of influence for which potential pathways from the subject development area have been identified; and
- Examination of available data on protected species' and habitats' distribution, trends and abundances – where relevant.

## 2. Description of Proposed Scheme

### 2.1. Receiving Environment Overview

The proposed scheme is located between Clonskeagh and Charlemont in Dublin City – specifically, the scheme area begins just north of the Ranelagh Luas Bridge on Ranelagh Road, and runs to Woodstock Gardens (Figure 2.1 and Figure 2.3). This is in a highly urbanised area of Dublin City, and thus is surrounded by a variety of commercial and residential structures along length of the proposed scheme with very little ecological features within the streetscape. Regarding hydrological features, the scheme does not interact with any surface watercourses (Figure 2.2). The closest European site to the proposed scheme is South Dublin Bay SAC (00714) at 2.7 km from the proposed scheme. There is connectivity to Dublin Bay via underground urban surface and storm water drainage, as is ubiquitous in urban landscapes.

### 2.2. The Proposed Scheme

The Sandyford Clonskeagh to Charlemont Street Interim Pedestrian and Cyclist Improvement Scheme will be undertaken in Ranelagh, South Dublin City, and will precede a permanent scheme in the area from Clonskeagh to Charlemont Street. The scheme length is 650 m, and begins just north of the Ranelagh Luas Bridge on Ranelagh Road, and runs to Woodstock Gardens. This also includes short lengths of adjoining roads as shown on Figure 2.3.

The interim scheme aims to improve accessibility and provide a safer environment for cycling. The proposed scheme will involve the introduction of a one-way bollard protected cycle lane on both sides of the road through the extent of the scheme which will be delivered by way of rapid deployment, including the installation of bollards, traffic signs, pavement and footway patch repairs, construction of a temporary island bus stop, minimal drainage and utility works, changes to traffic signals and the removal and installation of road markings (Figure 2.4, Figure 2.5 and Figure 2.6). There are no proposed changes to vegetation in this scheme.

Proposed works can be summarised as follows:

- Site set-up, including compound and lay-down areas;
- Site clearance works;
- Planing, pavement inlay, pavement repair works and new full depth pavement construction;
- Minor drainage works (Figure 2.6);
- Earthworks;
- Identifying and protecting all existing services;
- Construction of kerbs, footways and paved areas;
- Removal of parking spaces along Ranelagh Road;
- Removal of parking spaces on Sallymount Avenue;
- New loading bay on Sallymount Avenue;
- Installation of road markings, traffic signs and traffic signals;
- Installation of island bus stop;
- Installation and relocation of bollards;
- All temporary works associated with the project; and,
- Clean up of the site and demobilisation.



Figure 2.1. Location of proposed scheme <sup>7</sup>

<sup>7</sup> Source: Google maps (site boundary is approximate)

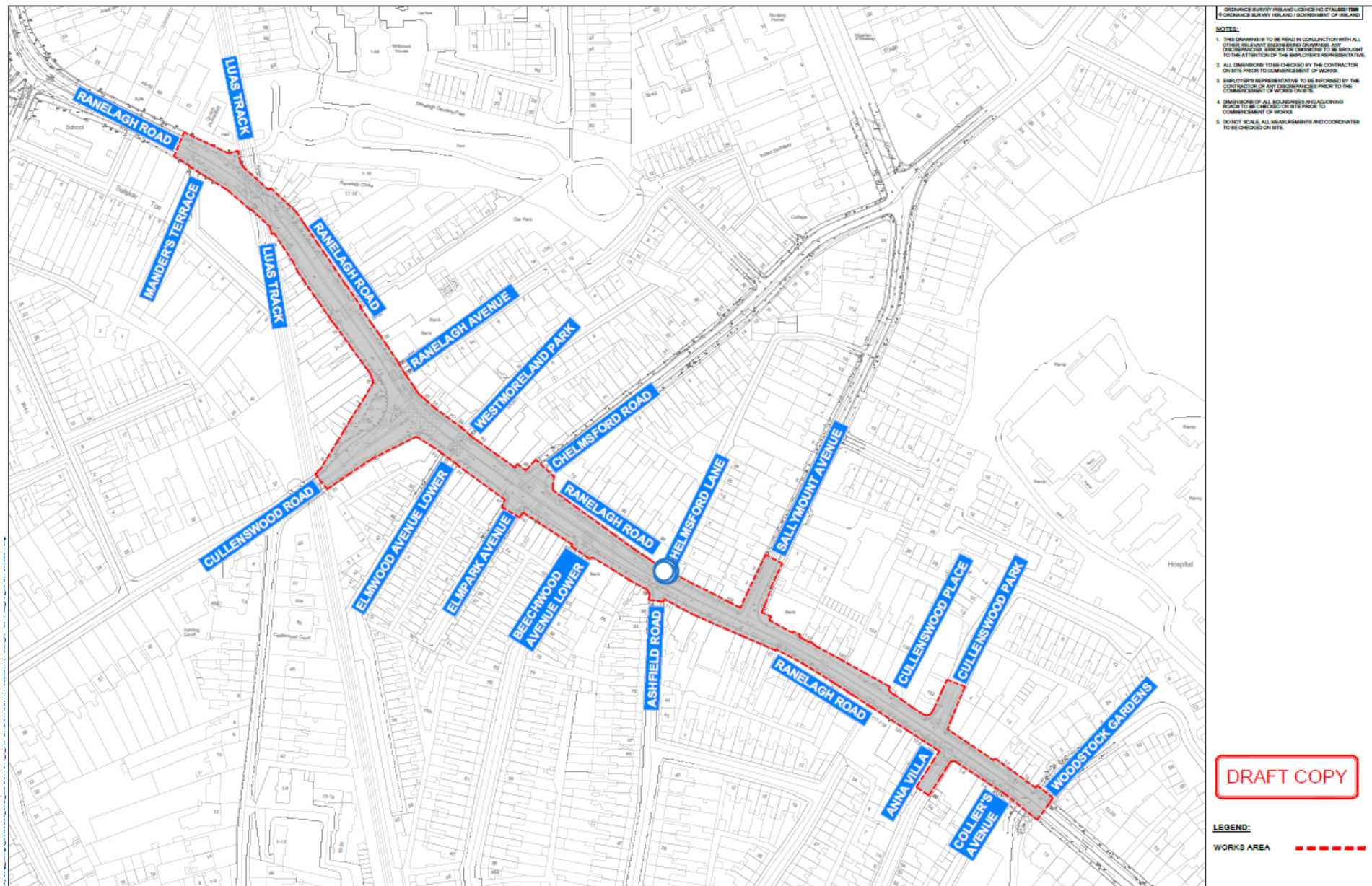


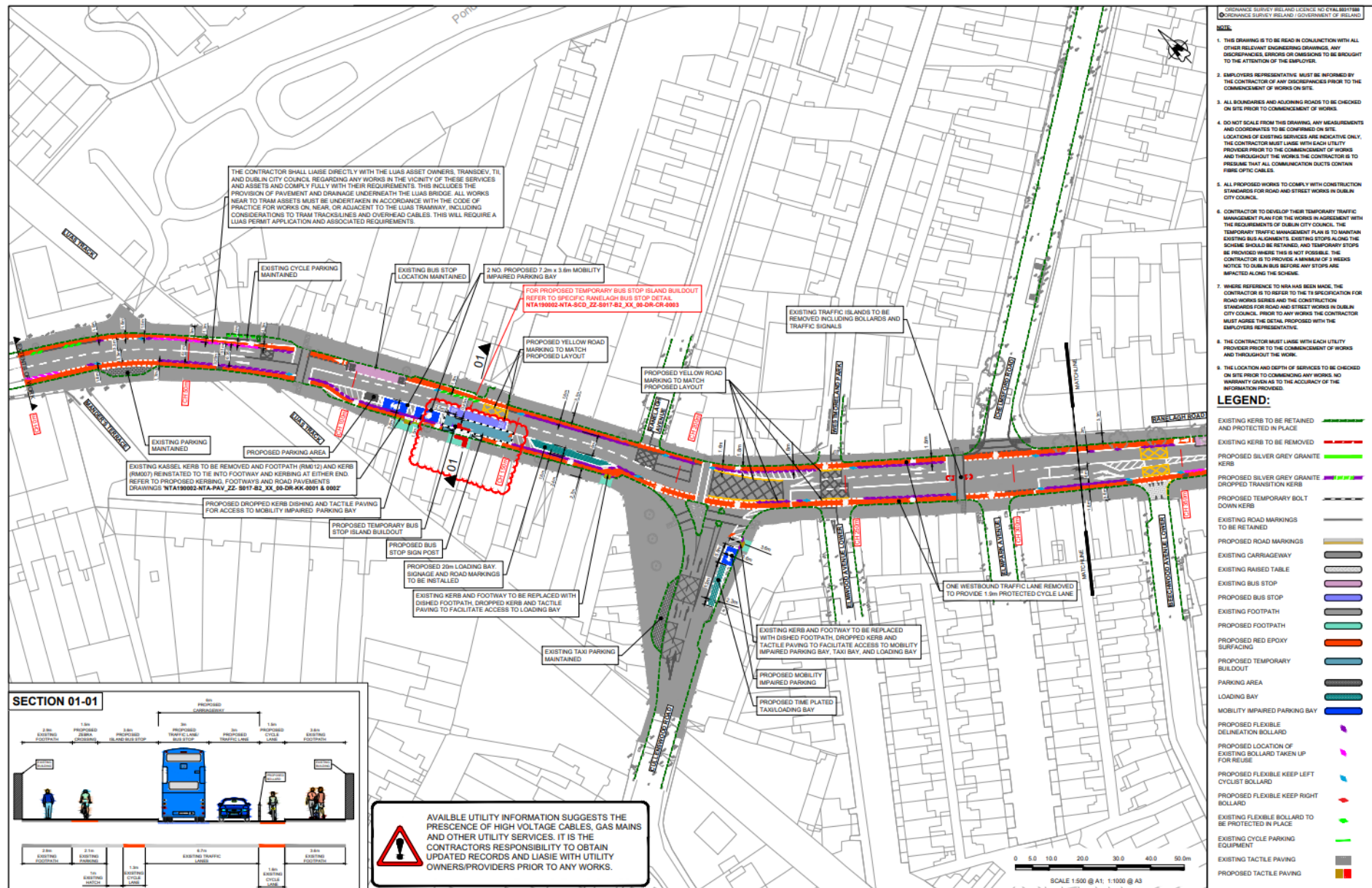


Figure 2.2. Location of EPA rivers relative to the proposed scheme <sup>8</sup>

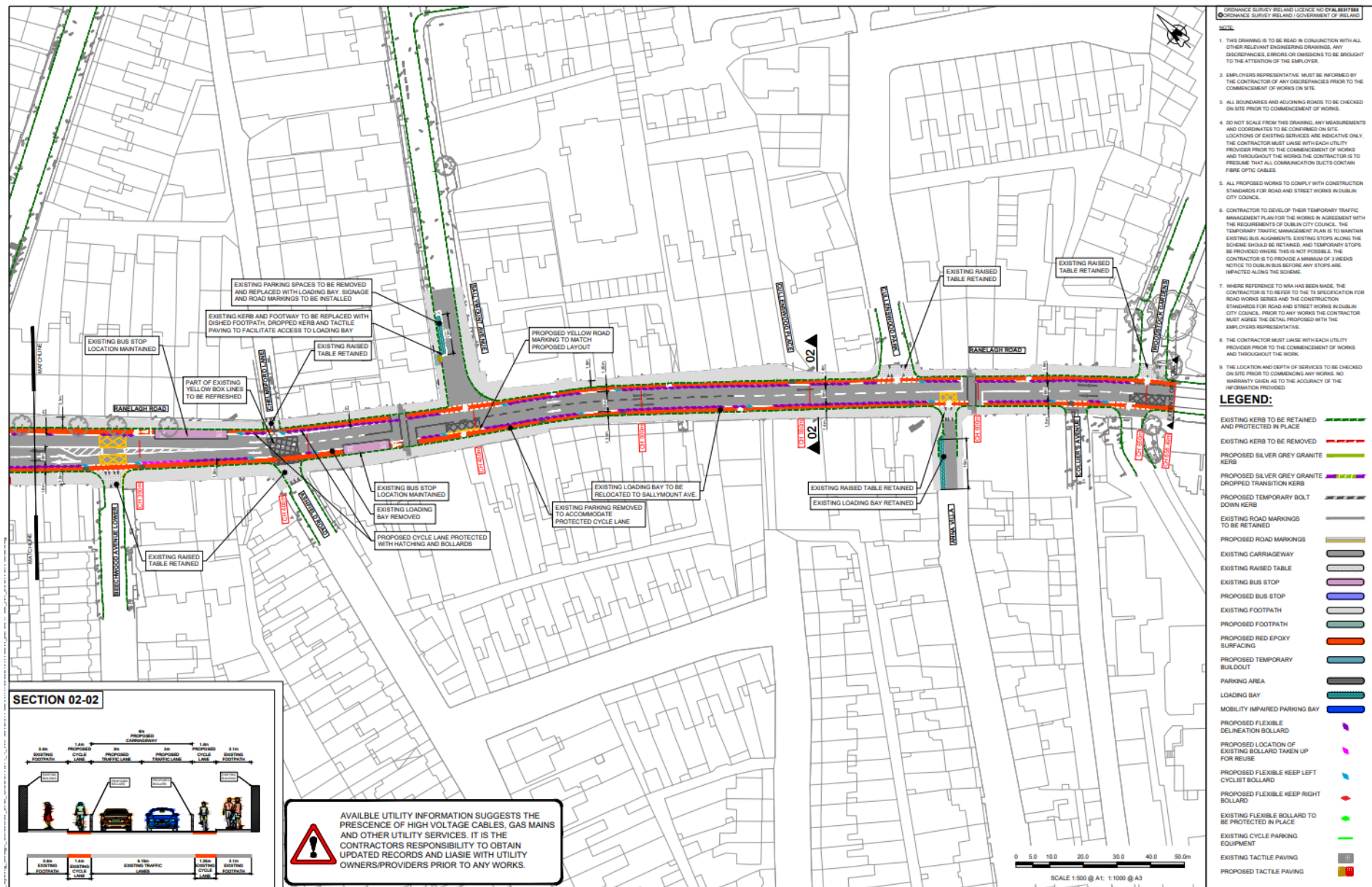
<sup>8</sup> Source: EPA datasets – available [here](#)

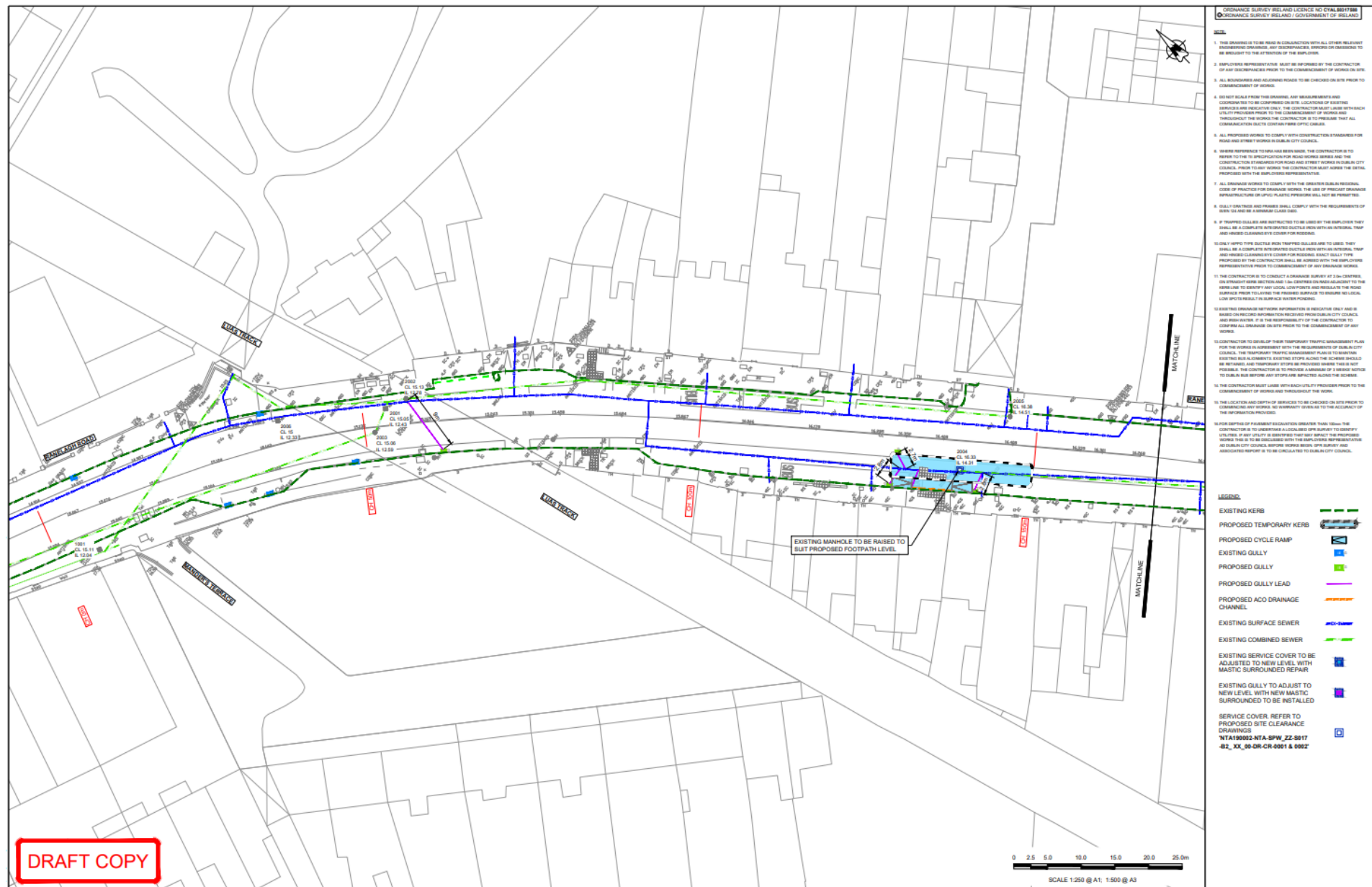


Figure 2.3 Proposed scheme overview<sup>9</sup>

Figure 2.4. Proposed scheme plan (1 of 2)<sup>9</sup>



Figure 2.5. Proposed scheme plan (2 of 2)<sup>9</sup>

Figure 2.6. Proposed drainage layout<sup>9</sup>



### 3. Screening for Appropriate Assessment

#### 3.1. Introduction

This stage of the process identifies any likely significant effects on European sites arising from the project, either alone or in combination with other projects or plans. A series of questions are asked in order to determine:

- Whether the 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 Special Area of Conservation (SAC) has been designated and afforded protection under the Habitats Directive. SCIs are bird species listed within Annexes I and II of the Birds Directive for which each Special Protection Area (SPA) has been designated and afforded protection under the Habitats Directive. Under the requirements of the Habitats Directive, the threats and pressures on the ecological / environmental conditions that are required to support QIs and SCIs, with specific regard to the COs of each site, 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. According to the European Commission interpretation document 'Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC', paragraph 4.6(3):

*"The integrity of a site 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 a 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.

### **3.2. Identification of relevant European sites**

The proposed scheme (ref Figure 2.1 and Figure 2.2) does not have any direct hydrological connectivity to any European sites. There is indirect connectivity with Dublin Bay via underground suburban drainage.

European sites that are designated for SCI species that are known to utilise isolated / ex-situ resources across the landscape (i.e., for foraging and or roosting outside of the designated SPA boundary), however no habitat of any significance for ex-situ foraging was identified within the proposed scheme area. Noise disturbance can also be a factor for ex-situ foraging and roosting SCI species and this is considered within this assessment report.

These factors are considered in the context of the subject development and a Zone of Influence is established for each source, pathway and receptor as necessary in the context of the relevant European sites.

#### **3.2.1. Zone of Influence**

Considering the receiving environment of the proposed scheme (as described in s2.1), the small scale nature of the proposed scheme (as described in s2.2), the characteristics of the surrounding area (Figure 2.1) of a highly developed and disturbed urban landscape, and connectivity to the surrounding landscape; a ZOI for potential effects is estimated to be contained within 200 m of the proposed scheme for construction related noise and dust and surface water run-off.

Regarding in-combination effects, considering the nature of the proposed scheme and the connectivity with other cycle schemes and routes in the Dublin City area, that also have proximate connectivity with European sites within the Dublin Bay area; the ZOI for consideration of in-combination effects is considered to extend to Dublin Bay, from Bull Island to Dún Laoghaire harbour, and the European sites therein (Figure 3.1).

European sites that have been identified to occur within these ZOIs are mapped in Figure 3.1 and listed and analysed in Table 3.1 and s3.5).

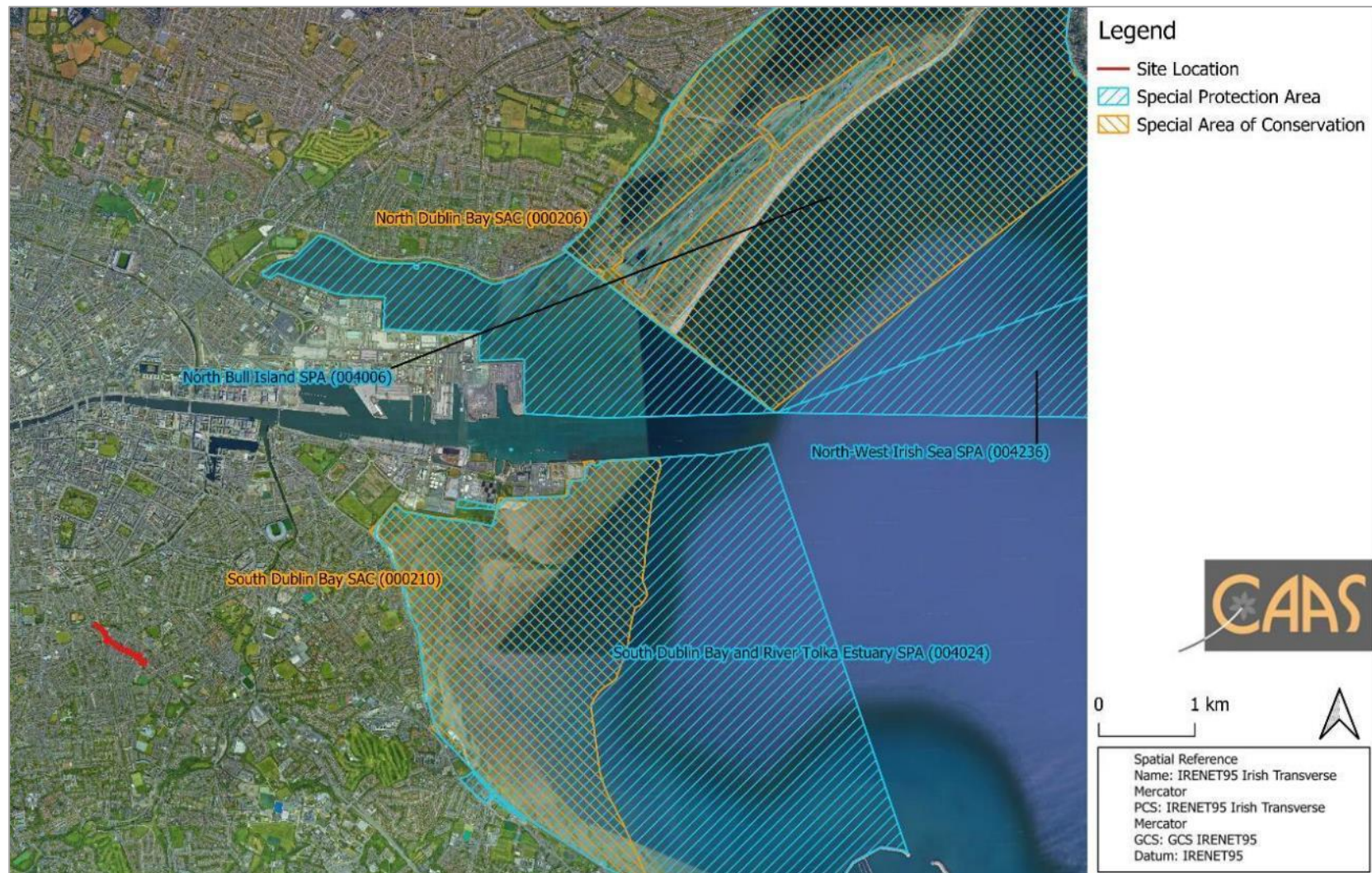


Figure 3.1 The proposed scheme boundary relative to European sites<sup>10</sup>Assessment criteria

<sup>10</sup> Source: NPWS Protected Sites and EPA River Routes (datasets downloaded 2<sup>nd</sup> July 2024)

### 3.2.2. Is the development necessary to the management of European sites?

Under the Habitats Directive, 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 project, even if this might result in positive or beneficial effects for a site(s).

The primary purpose of the proposed scheme is not the nature conservation management of the sites, but to provide for a pedestrian and cyclist improvement scheme, that is 31. km in length, between Sandyford and Dublin City Centre, and all associated site works. Therefore, in the context of the Habitat's Directive, the proposed scheme would not be considered to be directly connected with or necessary to the management of European designated sites.

### 3.3. Characterising likely significant effects

In order to determine the potential effects of the development, information on the qualifying features, known vulnerabilities and threats pertaining to any potentially affected European sites has been reviewed. Background information on threats to individual sites and vulnerability of habitats and species that was used during this assessment included the following:

- Ireland's Article 17 Report to the European Commission "*Status of EU Protected Habitats and Species in Ireland*" (NPWS, 2019);
- Ireland's Article 12 Report to the European Commission "*Bird species' status and trends reporting format for the period 2008-2012-*" (NPWS, 2012)
- Site Synopses<sup>11</sup>; and
- NATURA 2000 Standard Data Forms<sup>13</sup>.

The terminology used for characterisation of potential effects<sup>12</sup> in this AASR is as follows: -

- **Direct and Indirect Impacts** - An impact can be caused either as a direct or as an indirect consequence of a Plan/Project.
- **Magnitude** - Magnitude measures the size of an impact, which is described as high, medium, low, very low or negligible.
- **Extent** - The area over that the impact occurs – this should be predicted in a quantified manner.
- **Duration** - The time that the effect is expected to last prior to recovery or replacement of the resource or feature.
  - Temporary: Up to 1 Year;
  - Short Term: The effects would take 1-7 years to be mitigated;

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<sup>11</sup> NPWS (2019); NPWS Database of protected site data and associated documents for each European site; available at <https://www.npws.ie/protected-sites>; last accessed 26th October 2022/17th April 2024

<sup>12</sup> Parameters used have been adapted from the following guidance documents on the conduction Appropriate Assessments and Ecological Impact Assessments:

- Department of the Environment, Heritage and Local Government (2009) Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester; and,

- 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 or more years to be mitigated.
- **Likelihood** – The probability of the 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 Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines for ecological impact assessment (2016) define: an ecologically significant impact as an impact (negative or positive) on the integrity of a defined site or ecosystem and/or the conservation status of habitats or species within a given geographic area; and the integrity of a site as the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.

The Habitats Directive requires the focus of the assessment at this screening stage to be on the integrity of the site as indicated by its Conservation Objectives. It is an aim of NPWS to draw up conservation management plans for all areas designated for nature conservation. These plans will, among other things, set clear objectives for the conservation of the features of interest within a site.

Detailed SSCOs have been prepared for a number of European sites. These detailed SSCOs aim to define favourable conservation condition for the qualifying habitats and species at that site by setting targets for appropriate attributes which define the character habitat. The maintenance of the favourable condition for these habitats and species at the site level will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

**Favourable conservation status of a species** can be described as being achieved when: *‘population data on the species concerned indicate that it is maintaining itself, and the natural range of the species is neither being reduced or 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.’*

**Favourable conservation status of a habitat** can be described as being achieved when: *‘its natural range, and area it covers within that range, is stable or increasing, and the ecological factors that 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’.*



Where detailed SSCOs have not been prepared for any European site, the below **First Order Site-specific Conservation Objectives** apply:

European site type	First Order Site-specific Conservation Objective <sup>13</sup>
SAC	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected
SPA	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for the SPA

### 3.4. Identification of potential significant effects of the proposed scheme

This section identifies whether the changes brought about by the proposed scheme may have sources with pathways for introducing direct, indirect or secondary potential effects (either alone or in combination with other plans or projects) on the European sites considered in this report, which may lead to a likelihood of significant effects, in the absence of any controls, conditions, or mitigation measures (as required for an AASR). The overall aim of the AASR is to examine the potential effects that can be reasonably foreseen to have a likelihood of causing potential significant effects on European sites as a result of the subject development, in the context of their SSCOs and the threats and pressures on their QIs and SCIs.

The construction and operational phase elements of the proposed scheme with potential to introduce sources for effects on ecological processes are identified below. These will be discussed and considered for a likelihood of significant effects in view of the Special Conservation Interests, and Qualifying Interests of the European sites, and their sensitivities, and Qualifying Interests. Subsequently the potential effects with sources and pathways identified to have a likelihood for potential significant effects on European sites (if any) will be summarised. The subsequent analysis in Table 3.1 considers potential for effects on the SSCOs of each of the sites within the identified zones of influence (as identified in s 3.2.1). As the SSCOs focus on maintaining the favourable conservation condition of the QIs/SCIs of each site, the screening process concentrates on assessing the potential effects of the proposed scheme against the QIs/SCIs of each site and their SSCOs.

#### 3.4.1. Construction phase

The construction phase will be localised, small-scale and temporary, within an existing highly disturbed urban environment – therefore there are no sources with a likelihood for significant effects regarding noise in the construction phase. There will be no direct interaction with any watercourses as a result of the proposed scheme’s construction phase (Figure 2.2). There may be interactions with urban drainage systems via surface water run-off and dust. However, considering the scale of the proposed scheme, alongside the application of best practice measures for surface run-off, noise and dust, which will be applied regardless of the presence of European sites or connectivity to European sites (and thus not intended to address potential effects)<sup>14</sup>, ensures that there is no likelihood for significant effect to European sites from construction related dust, noise or surface run off as a result of the construction phase of the proposed scheme.

<sup>13</sup> NPWS Conservation Management Planning [website](#), accessed May 2024

<sup>14</sup> Case law: Eco Advocacy v An Bord Pleanála (Case C-721/21)

### 3.4.2. Operational phase

The proposed scheme aims to encourage modal shift from motor vehicles to active and sustainable modes of transport such as walking and cycling. As a result, there is expected to be increased pedestrian and cyclist traffic in the proposed scheme area throughout the operational phase but not an increase in overall usage of the area. As such, the proposed scheme is not likely to increase the number of road users overall, but rather encourage vehicular users to choose cycling or walking by improving infrastructure to enable safer journey by such means within the city. In combination effects regarding cycle schemes in the Dublin City area in the context of European sites are discussed in s3.5).

Regarding drainage, minor drainage systems alterations in the form of installation of 4 new gullies are proposed (Figure 2.6); however, the project design will not increase the amount of surface water runoff into the existing urban underground surface water drainage system as there no change to hard surface area as a result of the proposed scheme, therefore surface water runoff and storm water drainage will present no sources with a likelihood for significant effects from the operational phase.

### 3.4.3. Summary of likely significant effects

In summary of the above, there are no likely significant effects arising from either the construction or operational phases of the proposed scheme to European sites.

The potential effects discussed above will be discussed with specific reference to each European site considered in this report, in view of their Conservation Objectives, in Table 3.1 below.

### 3.4.4. Other types of potential Effects

EC guidance<sup>15</sup> outlines the types of effects that may affect 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 (removal of soil and vegetation)
- Transportation requirements
- Duration of construction, operation, decommissioning

The 2001 European Commission AA guidance outlines the following potential changes that may occur at a designated site, which may result in effects on the integrity and function of that site:

- 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

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<sup>15</sup> 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

These activities and changes are considered in Table 3.1 below for relevant European sites.

#### **Loss/reduction of habitat area**

There are no European sites present within the proposed scheme boundary and the closest European site is 2.70 km from the proposed scheme area. There were no Annex I habitats or supporting habitat for Annex II species identified on site. Therefore, there will be no effects posed regarding loss of reduction of habitat area of any European sites as a result of the proposed scheme.

#### **Habitat or species fragmentation**

The scheme area has been considered at a landscape scale with respect to connectivity and ecological corridors between European sites, and there are no functional pathways to European sites that will be interrupted or affected by the proposed scheme. The proposed scheme area itself is comprised of a majority of artificial hard surfaces. No vegetation will be removed to facilitate the implementation of the scheme.

There is indirect connectivity with Dublin Bay via underground surface water drainage. However, considering, the small-scale nature of the proposed scheme works, the lack of any interactions with surface water courses, the implementation of best practice construction measures along the proposed scheme area, and the dilution factor with regard to underground surface water drainage for a small-scale project there are no sources for likely significant effects in this regard.

Minor drainage system alterations will take place along the proposed scheme area in the form of the installation of 4 new gullies (Figure 2.6); however, there will be no change to hard surface area as a result of the proposed scheme, therefore there will be no increase in surface water runoff due to the implementation of the proposed scheme.

Therefore, there is no likelihood for significant effects via habitat or species fragmentation as a result of the implementation of the proposed scheme.

#### **Disturbance to key species**

None of the species and/or habitats identified as part of the European sites considered in this report (Table 3.1) are recorded on site and the nearest European site is 2.70 km from the proposed scheme area. This is sufficient distance to ensure that any disturbance effects due to noise or lighting etc. during the construction phase are not present. The operational phase will be in keeping with the current level of noise, urban activity and use, with a slight decrease in vehicular use predicted due to the nature of the proposed scheme.

There will be no vegetation removed as part of the proposed scheme, therefore there is no risk of loss of any supporting ex-situ foraging habitat for SCI species of SPAs. Any potential for effects from the operational phase of the proposed scheme due to changes in numbers of visitors to European sites in Dublin Bay are negligible, because the proposed scheme is not likely or intended to significantly increase the number of road users overall, but rather to encourage modal shift in vehicular users to choose cycling or walking by improving infrastructure to enable safer journey by such means within the city.

Therefore, there are no potential sources for significant effects regarding disturbance to key species



as a result of the proposed scheme.

### **Reduction in species density**

There are no habitats identified within the scheme area that are of any ecological significance for European sites, and there are no ecological corridors between the proposed scheme area and any European site.

There will be no interaction with any surface watercourses as part of the proposed scheme works, and there is no likelihood for significant effects through construction run off or dust via underground urban drainage due to the small scale of the scheme, the distances and dilution factor involved, and the implementation of best practice construction measures along the proposed scheme area.

Therefore, there are no potential sources for significant effects regarding reduction in species density of any of the QI or SCI species as a result of the proposed scheme.

### **Changes of indicators of conservation value**

Water quality is an effective indicator of the ecological status or health of a given habitat, particularly for the European sites contained within Dublin Bay. There will be no interaction with any surface watercourses as part of the proposed scheme works. There is indirect connectivity with Dublin Bay via underground surface water drainage. However, considering, the small-scale nature of the proposed scheme works, the implementation of best practice construction measures along the proposed scheme area, and the dilution factor with regard to underground surface water drainage for a small-scale project there are no sources for likely significant effects in this regard.

Regarding the operational phase, there will be minor alterations to drainage with the installation of 4 new gullies (Figure 2.6); however, there are no potential sources for significant hydrological effects identified as there will be no changes to surface or storm water drainage run off as a result of the implementation of the proposed scheme as there will be no change in hard surface area.

Therefore, there are no sources for effects with pathways that will affect conservation indicators related to the European sites considered.

### **Climate change**

The construction phase works are likely to cause increased localised temporary emissions; however, given the small scale of the proposed scheme and timescales involved, these are determined to be negligible. Such minor effects upon greenhouse gas emissions will not affect changes projected to arise from climate change to the degree that it would affect the QIs or SCIs of the European sites considered in this assessment. The proposed scheme is not likely to cause any increase in greenhouse gas emissions during the operational phase. It is possible there will be a decrease in local emissions.

Table 3.1 Screening assessment of the potential effects arising from the proposed scheme

Site Code	Site Name	Distance (km)	Qualifying Feature <sup>16</sup>	Analysis for potential effects	Likelihood of significant effects	Likelihood of in-combination effects
000210	South Dublin Bay SAC	2.70	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]	<p>This SAC is sensitive to hydrological interactions, habitat disturbance, and direct land use management. This site is 2.70 km from the proposed scheme. There are no sources for effect for direct land use management of the SAC as this scheme area is outside of the European site. There is an indirect hydrological pathway between the proposed scheme and the SAC through urban drainage.</p> <p>Regarding the construction phase, and considering the QIs of this SAC; given the distances involved, the localised and small scale of the proposed scheme, in combination with dilution effects through the indirect hydrological pathways, there is no potential for significant effect to this SAC as a result of the construction phase.</p> <p>Regarding the operational phase, and considering the QIs of this SAC; given there are no changes in hard surface area, and that the purpose of not to increase overall road use, but to convert vehicular road users to cycling or walking, there are no sources with pathways regarding habitat disturbance for significant effects foreseen in the operational phase of the proposed scheme to European sites.</p> <p>Therefore, no further assessment is required.</p>	No	No
004024	South Dublin Bay and River Tolka Estuary SPA	2.72	Roseate Tern ( <i>Sterna dougallii</i> ) [A192], Ringed Plover ( <i>Charadrius hiaticula</i> ) [A137], Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130], Grey Plover ( <i>Pluvialis squatarola</i> ) [A141], Common tern ( <i>Sterna hirundo</i> ) [A193], Light-bellied Brent Goose	<p>This SPA is sensitive to hydrological interactions, direct land use management and disturbance effects. This site is 2.72 km from the proposed scheme. There are no sources for effect for direct land use management of the SPA as this site is outside of the project boundary. There is an indirect hydrological pathway between the proposed scheme and the SPA through urban drainage.</p> <p>SCI species are sensitive to disturbance effects; in general distances beyond 2 km are seen to be sufficient to preclude such effects<sup>17,18</sup>. These distances can vary due to factors such as species and/or time of year<sup>19,20</sup>. Given the distance between the proposed scheme area and the SPA there are is no pathway for disturbance effects</p>	No	No

<sup>16</sup> Qualifying feature is used here to encompass both Special Conservation Interests of SPAs and Qualifying Interests of SACs

<sup>17</sup> Ruddock, M. and Whitfield, D.P., 2007. A review of disturbance distances in selected bird species. A report from Natural Research (Projects) Ltd to Scottish Natural Heritage, 181.

<sup>18</sup> Bright, J.A., Langston, R. and Anthony, S., 2009. Mapped and written guidance in relation to birds and onshore wind energy development in England. Sandy: RSPB.

<sup>19</sup> Bötsch, Y., Tablado, Z. and Jenni, L., 2017. Experimental evidence of human recreational disturbance effects on bird-territory establishment. Proceedings of the Royal Society B: Biological Sciences, 284(1858), p.20170846.

<sup>20</sup> Goss-Custard, J.D., Hoppe, C.H., Hood, M.J. and Stillman, R.A., 2020. Disturbance does not have a significant impact on waders in an estuary close to conurbations: importance of overlap between birds and people in time and space. Ibis, 162(3), pp.845-862.

Site Code	Site Name	Distance (km)	Qualifying Feature <sup>16</sup>	Analysis for potential effects	Likelihood of significant effects	Likelihood of in-combination effects
			<p>(<i>Branta bernicla hrota</i>) [A674], Sanderling (<i>Calidris alba</i>) [A144], Redshank (<i>Tringa totanus</i>) [A162], Dunlin (<i>Calidris alpina</i>) [A149], Arctic tern (<i>Sterna paradisaea</i>) [A194], Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179], Knot (<i>Calidris canutus</i>) [A143], Wetland and Waterbirds [A999], Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</p>	<p>identified in this regard.</p> <p>These SCI species are highly vagile and therefore may utilise ex-situ ecological resources such as amenity grassland which may have interactions with the proposed scheme; however, there will be no vegetation removed as a result of the proposed scheme.</p> <p>Regarding the construction phase, and considering the SCIs of this SPA; given the distances involved, the localised and small scale of the proposed scheme, in combination with dilution effects through the indirect hydrological pathways, there is no potential for significant effect to this SPA as a result of any hydrological interactions with the construction phase.</p> <p>Regarding the operational phase, and considering the SCIs of this SPA; there are no changes in hard surface area as a result of the proposed scheme. Considering a potential increase in visitors, the purpose of the proposed scheme is not to increase overall road use, but to convert vehicular road users to cycling or walking, and improve the safety and current infrastructure for road users. Therefore, there are no sources with pathways for significant effects foreseen to this European site with regard to hydrological quality and visitor impacts in the operational phase of the proposed scheme.</p> <p>Therefore, no further assessment is required.</p>		
004006	North Bull Island SPA	6.08	<p>Dunlin (<i>Calidris alpina</i>) [A149], Turnstone (<i>Arenaria interpres</i>) [A169], Curlew (<i>Numenius arquata</i>) [A160], Redshank (<i>Tringa totanus</i>) [A162], Pintail (<i>Anas acuta</i>) [A054], Shoveler (<i>Anas clypeata</i>) [A056], Wetland and Waterbirds [A999], Bar-</p>	<p>This SPA is sensitive to hydrological interactions, direct land use management and disturbance effects. This site is 6.08 km from the proposed scheme. There are no sources for effect for direct land use management of the SPA as this site is outside of the project boundary. There is an indirect hydrological pathway between the proposed scheme and the SPA via urban drainage.</p> <p>SCI species are sensitive to disturbance effects; in general distances beyond 2 km are seen to be sufficient to preclude such effects<sup>21,22</sup>. These distances can vary due to factors such as species and/or time of year<sup>23,24</sup>. Given the distance between the</p>	No	No

<sup>21</sup> Ruddock, M. and Whitfield, D.P., 2007. A review of disturbance distances in selected bird species. A report from Natural Research (Projects) Ltd to Scottish Natural Heritage, 181.

<sup>22</sup> Bright, J.A., Langston, R. and Anthony, S., 2009. Mapped and written guidance in relation to birds and onshore wind energy development in England. Sandy: RSPB.

<sup>23</sup> Bötsch, Y., Tablado, Z. and Jenni, L., 2017. Experimental evidence of human recreational disturbance effects on bird-territory establishment. Proceedings of the Royal Society B: Biological Sciences, 284(1858), p.20170846.

<sup>24</sup> Goss-Custard, J.D., Hoppe, C.H., Hood, M.J. and Stillman, R.A., 2020. Disturbance does not have a significant impact on waders in an estuary close to conurbations: importance of overlap between birds and people in time and space. Ibis, 162(3), pp.845-862.

Site Code	Site Name	Distance (km)	Qualifying Feature <sup>16</sup>	Analysis for potential effects	Likelihood of significant effects	Likelihood of in-combination effects
			tailed Godwit ( <i>Limosa lapponica</i> ) [A157], Shelduck ( <i>Tadorna tadorna</i> ) [A048], Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A674], Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179], Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156], Golden Plover ( <i>Pluvialis apricaria</i> ) [A140], Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130], Teal ( <i>Anas crecca</i> ) [A052], Sanderling ( <i>Calidris alba</i> ) [A144], Grey Plover ( <i>Pluvialis squatarola</i> ) [A141], Knot ( <i>Calidris canutus</i> ) [A143]	<p>proposed scheme area and the SPA no pathways for potential effects have been identified in regard to noise disturbance effects.</p> <p>These SCI species are highly vagile and therefore may utilise ex-situ ecological resources such as amenity grassland which may have interactions with the proposed scheme; however, there will be no vegetation removed as a result of the proposed scheme.</p> <p>Regarding the construction phase, and considering the SCIs of this SPA; given the distances involved, the localised and small scale of the proposed scheme, in combination with dilution effects through the indirect hydrological pathways, there is no potential for significant effect to this SPA as a result of any hydrological interactions with the construction phase.</p> <p>Regarding the operational phase, and considering the SCIs of this SPA; there are no changes in hard surface area as a result of the proposed scheme. Considering a potential increase in visitors, the purpose of the proposed scheme is not to increase overall road use, but to convert vehicular road users to cycling or walking, and improve the safety and current infrastructure for road users. Therefore, there are no sources with pathways for significant effects foreseen to this European site with regard to hydrological quality and visitor impacts in the operational phase of the proposed scheme.</p> <p>Therefore, no further assessment is required.</p>		
000206	North Dublin Bay SAC	6.09	Embryonic shifting dunes [2110], Shifting dunes along the shoreline with <i>Ammophila arenaria</i> - white dunes [2120], Petalwort ( <i>Petalophyllum ralfsii</i> ) [1395], Mudflats and sandflats not covered by seawater at low tide [1140], <i>Salicornia</i> and other annuals colonising mud and sand [1310], Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410], Fixed coastal dunes with	<p>This SAC is sensitive to direct land use management, habitat disturbance and hydrological interactions. This site is 6.09 km from the proposed scheme. There are no sources for effect for direct land use management of the SAC as this site is outside of the project boundary. There is an indirect hydrological pathway between the proposed scheme and the SAC through urban drainage.</p> <p>Regarding the construction phase, and considering the QIs of this SAC; given the distances involved, the localised and small scale of the proposed scheme, in combination with dilution effects through the indirect hydrological pathways, there is no potential for significant effect to this SAC as a result of the construction phase.</p> <p>Regarding the operational phase, and considering the QIs of this SAC; given there are no changes in hard surface area, and that the purpose of not to increase overall road use, but to convert vehicular road users to cycling or walking, there are no sources with pathways regarding habitat disturbance for significant effects foreseen in the</p>	No	No

Site Code	Site Name	Distance (km)	Qualifying Feature <sup>16</sup>	Analysis for potential effects	Likelihood of significant effects	Likelihood of in-combination effects
			herbaceous vegetation - grey dunes [2130], Atlantic salt meadows ( <i>Glaucopuccinellietalia maritimae</i> ) [1330], Annual vegetation of drift lines [1210], Humid dune slacks [2190]	operational phase of the proposed scheme to European sites.  Therefore, no further assessment is required.		
004236	North-West Irish Sea cSPA <sup>25</sup>	7.07	Common Tern ( <i>Sterna hirundo</i> ) [A193], Common Scoter ( <i>Melanitta nigra</i> ) [A065], Razorbill ( <i>Alca torda</i> ) [A200], Arctic Tern ( <i>Sterna paradisaea</i> ) [A194], Great Northern Diver ( <i>Gavia immer</i> ) [A003], Puffin ( <i>Fratercula arctica</i> ) [A204], Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179], Red-throated Diver ( <i>Gavia stellata</i> ) [A001], Little Tern ( <i>Sterna albifrons</i> ) [A195], Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183], Herring Gull ( <i>Larus argentatus</i> ) [A184], Great Black-backed Gull ( <i>Larus marinus</i> ) [A187], Guillemot ( <i>Uria aalge</i> )	<p>This SPA is sensitive to hydrological interactions, direct land use management and disturbance effects. This site is 7.07 km from the proposed scheme. There are no sources for effect for direct land use management of the SPA as this site is outside of the project boundary. There is an indirect hydrological pathway between the proposed scheme and the SPA via urban drainage.</p> <p>SCI species are sensitive to disturbance effects; in general distances beyond 2 km are seen to be sufficient to preclude such effects<sup>26,27</sup>. These distances can vary due to factors such as species and/or time of year<sup>28,29</sup>. Given the distance between the proposed scheme area and the SPA no pathways for potential effects have been identified in regard to noise disturbance effects.</p> <p>These SCI species are highly vagile and therefore may utilise ex-situ ecological resources which may have interactions with the proposed scheme; however, there will be no vegetation removed as a result of the proposed scheme.</p> <p>Regarding the construction phase, and considering the SCIs of this SPA; given the distances involved, the localised and small scale of the proposed scheme, in combination with dilution effects through the indirect hydrological pathways, there is no potential for significant effect to this SPA as a result of any hydrological interactions with the construction phase.</p>	No	No

<sup>25</sup> The Regulation 15 notification, issued on 13<sup>th</sup> of July 2023, by the NPWS, began the first stage in the designation process for this candidate SPA. Supporting information regarding this cSPA, including the site's Conservation Objectives and threats and pressures, have yet to be published by the NPWS at the time of compiling this report. Therefore, the assessment was conducted using the best, most recent information available for this cSPA provided by the NPWS.

<sup>26</sup> Ruddock, M. and Whitfield, D.P., 2007. A review of disturbance distances in selected bird species. A report from Natural Research (Projects) Ltd to Scottish Natural Heritage, 181.

<sup>27</sup> Bright, J.A., Langston, R. and Anthony, S., 2009. Mapped and written guidance in relation to birds and onshore wind energy development in England. Sandy: RSPB.

<sup>28</sup> Bötsch, Y., Tablado, Z. and Jenni, L., 2017. Experimental evidence of human recreational disturbance effects on bird-territory establishment. Proceedings of the Royal Society B: Biological Sciences, 284(1858), p.20170846.

<sup>29</sup> Goss-Custard, J.D., Hoppe, C.H., Hood, M.J. and Stillman, R.A., 2020. Disturbance does not have a significant impact on waders in an estuary close to conurbation: importance of overlap between birds and people in time and space. Ibis, 162(3), pp.845-862.

Site Code	Site Name	Distance (km)	Qualifying Feature <sup>16</sup>	Analysis for potential effects	Likelihood of significant effects	Likelihood of in-combination effects
			[A199], Roseate Tern ( <i>Sterna dougallii</i> ) [A192], Kittiwake ( <i>Rissa tridactyla</i> ) [A188], Fulmar ( <i>Fulmarus glacialis</i> ) [A009], Shag ( <i>Phalacrocorax aristotelis</i> ) [A018], Common Gull ( <i>Larus canus</i> ) [A182], Little Gull ( <i>Larus minutus</i> ) [A177], Manx Shearwater ( <i>Puffinus puffinus</i> ) [A013], Cormorant ( <i>Phalacrocorax carbo</i> ) [A017]	<p>Regarding the operational phase, and considering the SCIs of this SPA; there are no changes in hard surface area as a result of the proposed scheme. Considering a potential increase in visitors, the purpose of the proposed scheme is not to increase overall road use, but to convert vehicular road users to cycling or walking, and improve the safety and current infrastructure for road users. Therefore, there are no sources with pathways for significant effects foreseen to this European site with regard to hydrological quality and visitor impacts in the operational phase of the proposed scheme.</p> <p>Therefore, no further assessment is required.</p>		

### 3.5. Other plans and projects

Article 6(3) of the Habitats Directive requires an assessment of a plan or project to consider other plans or projects that might, in combination with the plan or project, have the potential to have significant effects on European sites.

The plans or projects considered for in-combination effects were chosen based on the following criteria, in the context of the characteristics and the associated sources for potential effects of the proposed scheme (as discussed in s2 and s3.4 respectively):

- Having direct or indirect connectivity to a European site;
- Being in close proximity to a European site;
- Being of a substantial scale relative to the conditions and/or current works taking place in the surrounding landscape;
- Having disperse emissions or far-reaching sources for effects;
- Having sources for effects on ecological connectivity.

Considering the above factors for Local Authority and An Bord Pleanála planning applications; the Dept of Housing, Local Government and Heritage planning<sup>30</sup> and An Bord Pleanála<sup>31</sup> databases were searched using a radius of 200 m from the proposed scheme boundary, over the past 5 years<sup>32</sup>. All developments in these parameters were considered.

Any potential sources for effects from the proposed scheme have been examined in combination with the potential sources for effects from the plans and projects resulting from the above detailed search parameters for potential additive or interactive effects on the European sites. The resulting plans from the above search criteria are discussed in 3.5.1 below, while the resulting projects from this search that are most relevant for this scheme are discussed in s 3.5.2 below, and a comprehensive list displayed in Appendices V and VI.

#### 3.5.1. Plans considered for in-combination effects arising from the proposed scheme

- Dublin City Development Plan 2022-2028
- Dublin Transport Strategy for the Greater Dublin Area 2022-2024

The above plans have all undergone Appropriate Assessment to ensure no significant adverse effects on European sites, before being adopted and implemented<sup>33</sup>. In-combination effects assessments have been undertaken for the wider Draft Transport Strategy for the Greater Dublin Area (2022-2042) and the Greater Dublin Area Cycle Network Plan (2013) within the NIS's accompanying the plans. Both have assessed for potential in-combination effects of the schemes with other plans, and provided relevant mitigation where required.

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<sup>30</sup> Local Authority planning applications - available [here](#), accessed; 11<sup>th</sup> June 2024

<sup>31</sup> An Bord Pleanála planning application - available [here](#), accessed; 11<sup>th</sup> June 2024

<sup>32</sup> Planning applications have a standard lifespan of 5 years as per Section 40 (3)(b) of the Planning & Development Act 2000, as amended; therefore, these are viewed to be the 'live' applications, all other projects are considered as part of the site other than refused and withdrawn applications, as these would not have any in-combination effects

<sup>33</sup> Note that some are still at the Draft stage, but have undergone the AA process and are awaiting final adoption at the time of this assessment.

The proposed scheme will connect with some of the other cycle routes proposed in the near future under the above plans, which may connect to or run adjacent to European sites. However, any potential in-combination effects from an increase in footfall/visitors to European sites in the operational phase of this proposed scheme are predicted to be negligible due to the nature of the intended usage combined current usage and status of the proposed scheme area – i.e., the proposed scheme is not likely to increase the number of road users overall, but rather encourage current vehicular road users to convert cycling or walking by improving infrastructure to enable safer journey by such means within the city. Therefore, it is not foreseen that the proposed scheme will have any significant in-combination effects with the above plans.

Considering the above, and that the proposed scheme is small in scale with a temporary construction phase, and the operational phase is consistent with the above plans, with no potential for significant effects, it is not foreseen that the proposed upgrade scheme will have any significant in-combination effects with the above plans.

### **3.5.2. Projects considered for in-combination effects arising from the proposed scheme**

There are a large number other proposed schemes in the vicinity including works which are at planning stage or underway on various sites. The database search found that the vast majority of projects within the area are relating to the altering of existing structures, small private home extensions, change of use, along more medium scale developments. All projects resulting from this search are provided in Appendices V and VII, and the most relevant projects for in-combination effects are discussed here:

The National Transport Authority's (NTA) national BusConnects programme has 12 "Core Bus Corridor" schemes are in various stages of either pre-application or consent stage (with An Bord Pleanála) in Dublin City. A map showing these travel schemes is available on the Dublin City Council website<sup>34</sup>. All Core Bus Corridor schemes have undergone Screening for AA and proceed to Stage 2 AA, such as the Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme (ABP case number 316272), where the NIS for the scheme<sup>35</sup> found no adverse effects on European sites following the application of mitigation measures for the scheme.

The proposed scheme will be complementary to the Core Bus Corridor schemes, and tie in to the wider travel network of Dublin City. This supports a fully connected Active Travel Network, thereby contributing to the objectives of the Greater Dublin Area Transport Strategy, as well as to the policies and objectives set out in the Dublin City Development Plan 2022-2028.

Some Core Bus Corridor schemes for Dublin City have potential to interact with the proposed scheme. In particular the Belfield/ Blackrock to City Centre Core Bus Corridor Scheme which directly interacts with the proposed scheme boundary (which has received approval from An Bord Pleanála). A Screening for AA for the Belfield/ Blackrock to City Centre Core Bus Corridor Scheme<sup>36</sup> found that a Natura Impact Statement (NIS) was required for the application due to a likelihood of significant effects to several European sites within the Dublin Bay area. Upon the application of mitigation measures, the NIS concluded that no adverse effects on European sites would result from the

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<sup>34</sup> Map of BusConnects 12 Core Bus Corridor schemes available [here](#).

<sup>35</sup> NIS for the Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme available [here](#).

<sup>36</sup> AA Screening report and determination available [here](#).



implementation of the Belfield/ Blackrock to City Centre Core Bus Corridor Scheme<sup>37</sup>. Therefore, there is no likelihood of significant in-combination effects between the proposed scheme and the Belfield/ Blackrock to City Centre Core Bus Corridor Scheme.

Information regarding the AA processes for the other 12 Core Bus Corridor BusConnects schemes is available on the NTA website<sup>38</sup>. As each Core Bus Corridor project is/will be subject to applicable AA processes to ensure that the schemes will not cause significant effects on any Natura 2000 sites, there will be no potential for likely in-combination effects as a result of interactions with any effects arising from the proposed scheme.

Other cycle routes, as identified in the 2022 Greater Dublin Area Cycle Network<sup>39</sup>, are also being progressed and at pre-consent or consent stage. This Network includes four other proposed Rapid Deployment Schemes, along the Dodder Greenway route, namely:

- Fitzwilliam Quay to Londonbridge Road;
- Donnybrook Road to Clonskeagh Road;
- Clonskeagh Road to Patricks Doyle Road; and
- Orwell Road to Dodder Road Lower.

The Active Travel Network includes the Dodder Greenway route along which the subject proposal lies. The Network has been incorporated into the NTA Greater Dublin Area Transport Strategy 2022-2042 (approved in January 2023). All projects and routes in the Network and Strategy are subject to applicable requirements of the Habitats Directive legislation and screening process therein; ensuring that likelihood of significant in-combination effects of all proposed cycle routes have been duly assessed in full compliance with the requirements of the Habitats Directive at project level.

The Railway (Metrolink - Estuary to Charlemont via Dublin Airport) (ABP case number: 314724) also directly interacts with the proposed scheme. This is a major infrastructure for Dublin City, connecting Estuary in the north with Charlemont in the south. The project has had an NIS carried out which examined potential effects on all European sites in the Dublin Bay area (and beyond), and potential in combination effects. This NIS also concluded that there will be no adverse effects on European sites upon the application of mitigation measures.

The proposed scheme is localised, with a small scale, temporary construction phase, and no operational phase effects. None of the projects identified in this report introduce any likelihood for potential significant effects on European sites. Therefore, given the nature and scale of the proposed scheme, and the lack of any potential for significant effects as assessed here, there are no in combination effects with the projects or plans examined that have been identified to have likely potential significant effects on any European site.

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<sup>37</sup> NIS for the Belfield/ Blackrock to City Centre Core Bus Corridor Scheme available [here](#).

<sup>38</sup> Additional information on the BusConnects 12 Core Bus Corridor schemes available [here](#).

<sup>39</sup> 2022 Greater Dublin Area Cycle Network available [here](#).

## 4. Conclusion

This Appropriate Assessment Screening Report has considered potential effects within the Zone(s) of Influence which may arise during the construction and operational phases as a result of the implementation of the proposed Sandyford Clonskeagh to Charlemont Street Interim Pedestrian and Cyclist Improvement Scheme. Through an assessment of the potential sources and potential pathways for significant effects; an evaluation of the project characteristics; taking account of the processes involved and the distance of separation from European sites, it has been evaluated by this report, that there is no likelihood of potential significant effects occurring to the Qualifying Interests, Special Conservation Interests or the Conservation Objectives of any designated European site as a result of the implementation of the proposed scheme.

Given the small, localised scale of the proposed scheme, and the nature of the proposed scheme in the context of the local environment, plans and projects; the proposed scheme will not lead to any significant effects in-combination with effects arising from any other plans or projects.

It is concluded by this AA Screening Report that the proposed scheme is not foreseen to have any likelihood of significant effects on any European sites, alone or in combination with other plans or projects – and therefore any potential for significant effects on any European site as a result of the proposed scheme can be ruled out. This conclusion is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, the proposed scheme does not need to be subject to Stage Two Appropriate Assessment and a Natura Impact Statement is not required.

Appendix I Background information on European sites<sup>40</sup>

Site Code	Site Name	Qualifying Feature	Pressures Codes	Known Threats and Pressures
000206	North Dublin Bay SAC	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410], Shifting dunes along the shoreline with <i>Ammophila arenaria</i> - white dunes [2120], Petalwort ( <i>Petalophyllum ralfsii</i> ) [1395], Mudflats and sandflats not covered by seawater at low tide [1140], Annual vegetation of drift lines [1210], <i>Salicornia</i> and other annuals colonising mud and sand [1310], Embryonic shifting dunes [2110], Humid dune slacks [2190], Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> ) [1330], Fixed coastal dunes with herbaceous vegetation - grey dunes [2130]	A04, J01.01, E02, E01, G02.01, G01.01, F02.03.01, H01.03, H01.09, G05.05, F02.03, E03, I01, K03.06, G01.02	Grazing, burning down, industrial or commercial areas, urbanised areas, human habitation, golf course, nautical sports, bait digging or collection, other point source pollution to surface water, diffuse pollution to surface waters due to other sources not listed, intensive maintenance of public parks or cleaning of beaches, leisure fishing, discharges, invasive non-native species, antagonism with domestic animals, walking, horse-riding and non-motorised vehicles
000210	South Dublin Bay SAC	<i>Salicornia</i> and other annuals colonising mud and sand [1310], Embryonic shifting dunes [2110], Mudflats and sandflats not covered by seawater at low tide [1140], Annual vegetation of drift lines [1210]	D01.01, G01.01.02, M01, H03, E02, E03, F02.03.01, G01.01, K02, E01, J02.01.02, D01.02, G01.02, K02.02	Paths, tracks, cycling tracks, non-motorized nautical sports, changes in abiotic conditions, marine water pollution, industrial or commercial areas, discharges, bait digging or collection, nautical sports, biocenotic evolution, succession, urbanised areas, human habitation, reclamation of land from sea, estuary or marsh, roads, motorways, walking, horse-riding and non-motorised vehicles, accumulation of organic material
004006	North Bull Island SPA	Curlew ( <i>Numenius arquata</i> ) [A160], Knot ( <i>Calidris canutus</i> ) [A143], Dunlin ( <i>Calidris alpina</i> ) [A149], Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157], Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156], Golden Plover ( <i>Pluvialis apricaria</i> ) [A140], Grey Plover ( <i>Pluvialis squatarola</i> ) [A141], Turnstone ( <i>Arenaria interpres</i> ) [A169], Wetland and Waterbirds [A999], Shoveler ( <i>Anas clypeata</i> ) [A056], Teal ( <i>Anas crecca</i> ) [A052], Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179], Sanderling ( <i>Calidris alba</i> ) [A144], Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A674], Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130], Pintail ( <i>Anas acuta</i> ) [A054], Redshank ( <i>Tringa totanus</i> ) [A162], Shelduck ( <i>Tadorna tadorna</i> ) [A048]	G02.01, E01.01, G01.02, D01.02, D01.05, E02, D03.02, E03, E01.04, F02.03.01, G03, G01.01	Golf course, continuous urbanisation, walking, horse-riding and non-motorised vehicles, roads, motorways, bridge, viaduct, industrial or commercial areas, shipping lanes, discharges, other patterns of habitation, bait digging or collection, interpretative centres, nautical sports
004024	South Dublin Bay and Tolka Estuary	Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A674], Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130], Redshank ( <i>Tringa totanus</i> ) [A162], Ringed Plover ( <i>Charadrius hiaticula</i> ) [A137], Roseate Tern ( <i>Sterna dougallii</i> ) [A192],	E03, E01, D01.02, G01.02, G01.01, K02.03,	Discharges, urbanised areas, human habitation, roads, motorways, walking, horse-riding and non-motorised vehicles, nautical sports, eutrophication (natural), reclamation of land from

<sup>40</sup> That have functional connectivity (ecological pathways) to the proposed scheme area including their Qualifying Interests, known threats and pressures

Site Code	Site Name	Qualifying Feature	Pressures Codes	Known Threats and Pressures
	SPA	Sanderling ( <i>Calidris alba</i> ) [A144], Wetland and Waterbirds [A999], Grey Plover ( <i>Pluvialis squatarola</i> ) [A141], Dunlin ( <i>Calidris alpina</i> ) [A149], Knot ( <i>Calidris canutus</i> ) [A143], Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157], Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179], Common tern ( <i>Sterna hirundo</i> ) [A193], Arctic tern ( <i>Sterna paradisaea</i> ) [A194]	J02.01.02, F02.03, E02, F02.03.01	sea, estuary or marsh, leisure fishing, industrial or commercial areas, bait digging or collection
004236	North-West Irish Sea cSPA	Red-throated Diver ( <i>Gavia stellata</i> ) [A001], Little Tern ( <i>Sterna albifrons</i> ) [A195], Great Black-backed Gull ( <i>Larus marinus</i> ) [A187], Fulmar ( <i>Fulmarus glacialis</i> ) [A009], Little Gull ( <i>Larus minutus</i> ) [A177], Kittiwake ( <i>Rissa tridactyla</i> ) [A188], Common Scoter ( <i>Melanitta nigra</i> ) [A065], Manx Shearwater ( <i>Puffinus puffinus</i> ) [A013], Guillemot ( <i>Uria aalge</i> ) [A199], Common Gull ( <i>Larus canus</i> ) [A182], Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179], Herring Gull ( <i>Larus argentatus</i> ) [A184], Arctic Tern ( <i>Sterna paradisaea</i> ) [A194], Lesser Black-backed Gull ( <i>Larus fuscus</i> ) [A183], Razorbill ( <i>Alca torda</i> ) [A200], Puffin ( <i>Fratercula arctica</i> ) [A204], Common Tern ( <i>Sterna hirundo</i> ) [A193], Cormorant ( <i>Phalacrocorax carbo</i> ) [A017], Great Northern Diver ( <i>Gavia immer</i> ) [A003], Roseate Tern ( <i>Sterna dougallii</i> ) [A192], Shag ( <i>Phalacrocorax aristotelis</i> ) [A018]	N/A	N/A

**Appendix II Further information on the Qualifying Interests of SACs that have undergone assessment<sup>41</sup>**

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
[1140]	Mudflats and sandflats not covered by seawater at low tide	Pressures on mudflats and sandflats are partly caused by pollution from agricultural, forestry and wastewater sources, as well as impacts associated with marine aquaculture, particularly the Pacific oyster ( <i>Magallana gigas</i> ).	A28, F20, G16	Agricultural activities generating marine pollution, residential or recreational activities and structures generating marine pollution (excl. marine macro- and micro- particular pollution, marine aquaculture generating marine pollution)	Surface and marine water dependent. Moderately sensitive to hydrological change. Moderate sensitivity to pollution. Changes to salinity and tidal regime. Coastal development.
[1170]	Reefs	The main pressures on reefs come from fishing methods that damage the seafloor.	G01, G03	Marine fishing and shellfish harvesting (professional, recreational) causing reduction of species/prey populations and disturbance of species, marine fish and shellfish harvesting (professional, recreational) activities causing physical loss and disturbance of seafloor habitats	Sensitive to disturbance and pollution.
[1210]	Annual vegetation of drift lines	Most of the pressures on drift lines are associated with activities such as recreation and coastal defences, which can interfere with sediment dynamics.	C01, F01, F06, F07, F08	Extraction of minerals (e.g., rock, metal ores, gravel, sand, shell), conversion from other land uses to housing, settlement or recreational areas (excluding drainage and modification of coastline, estuary and coastal conditions), development and maintenance of beach areas for tourism and recreation incl. beach nourishment and beach cleaning, sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures)	Overgrazing and erosion. Changes in management.
[1220]	Perennial vegetation of stony banks	The main pressures on this habitat are associated with coastal defences (which can interfere with sediment dynamics), recreation and shingle removal.	C01, E01, F07, F08, F09, I02	Extraction of minerals (e.g., rock, metal ores, gravel, sand, shell), roads, paths, railroads and related infrastructure (e.g., bridges, viaducts, tunnels), sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures), deposition and treatment of waste/garbage from household/recreational facilities, other	Marine water dependent. Low sensitivity to hydrological changes. Coastal development, trampling from recreational activity and

<sup>41</sup> Including known treats and pressures and sensitivities of qualifying interests

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
				invasive alien species (other than species of union concern)	gravel removal.
[1230]	Vegetated sea cliffs of the Atlantic and Baltic coasts	A number of significant pressures were identified, including trampling by walkers, invasive non-native species, gravel extraction, and sea-level and wave exposure changes due to climate change.	C01, E01, F07, F08, I02, N03, N04	Extraction of minerals (e.g., rock, metal ores, gravel, sand, shell), roads, paths, railroads and related infrastructure (e.g., bridges, viaducts, tunnels), sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures), other invasive alien species (other than species of union concern), increases or changes in precipitation due to climate change, sea-level and wave exposure changes due to climate change	Land use activities such as tourism and/or agricultural practices. Direct alteration to the habitat or effects such as burning or drainage.
[1310]	Salicornia and other annuals colonising mud and sand	Pressures on Salicornia mud are caused by alien species and overgrazing by livestock	A09, I02	Intensive grazing or overgrazing by livestock, other invasive alien species (other than species of union concern)	Marine water dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Infilling, reclamation, invasive species.
[1330]	Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> )	The main pressures on Atlantic salt meadows are from agriculture, including ecologically unstable grazing regimes and land reclamation, and the invasive non-native species common cord-grass ( <i>Spartina anglica</i> ).	A09, A33, A36, F07, F08, I02	Intensive grazing or overgrazing by livestock, modification of hydrological flow or physical alternation of water bodies for agriculture (excluding development and operation of dams), agriculture activities not referred to above, sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures), other invasive alien species (other than species of union concern)	Marine and groundwater dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Overgrazing, erosion and accretion.
[1351]	Harbour Porpoise ( <i>Phocoena phocoena</i> )	Pressures acting on this species in Irish waters mainly involve commercial vessel-based activities such as impacts arising from geophysical seismic exploration or from local/regional prey removal by fisheries.	C09, G01	Geotechnical surveying, marine fishing and shellfish harvesting (professional, recreational) causing reduction of species/prey populations and disturbance of species	Sensitive to disturbance, prey availability and pollution.

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
[1355]	Otter ( <i>Lutra lutra</i> )	There are no pressures facing this species	Xxp, Xxt	No pressures, no threats	Surface and marine water dependent. Moderately sensitive to hydrological change. Sensitivity to pollution.
[1395]	Petalwort ( <i>Petalophyllum ralfsii</i> )	There are no pressures facing this species.	Xxp, Xxt	No pressures, no threats	None identified.
[1410]	Mediterranean salt meadows ( <i>Juncetalia maritimi</i> )	Most of the pressures on Mediterranean salt meadows are associated with agriculture, including overgrazing, under-grazing and land reclamation.	A09, A10, A33, A36	Intensive grazing or overgrazing by livestock, extensive grazing or under grazing by livestock, modification of hydrological flow or physical alternation of water bodies for agriculture (excluding development and operation of dams), agriculture activities not referred to above	Marine and groundwater dependent. Medium sensitivity to hydrological change. Changes in salinity and tidal regime. Coastal development and reclamation.
[2110]	Embryonic shifting dunes	The majority of pressures on this habitat are associated with recreation and coastal defences, which can interfere with sediment dynamics.	C01, E03, F01, F06, F07, F08, L01, L02	Extraction of minerals (e.g., rock, metal ores, gravel, sand, shell), shipping lanes, ferry lanes and anchorage infrastructure (e.g., canalisation, dredging), conversion from other land uses to housing, settlement or recreational areas (excluding drainage and modification of coastline, estuary and coastal conditions), development and maintenance of beach areas for tourism and recreation incl. beach nourishment and beach cleaning, sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures), abiotic natural processes (e.g., erosion, silting up, drying out, submersion, salinization), natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Overgrazing, and erosion. Changes in management.
[2120]	Shifting dunes along the shoreline with white dunes	Most of the pressures on marram dunes are caused by the interference on sediment dynamics due to recreation and coastal	E01, E03, F01, F06, F07, F08, I02, L01	Roads, paths, railroads and related infrastructure (e.g., bridges, viaducts, tunnels), shipping lanes, ferry lanes and anchorage infrastructure (e.g., canalisation, dredging), conversion from other land uses to housing, settlement or recreational areas (excluding drainage and modification of	Overgrazing, and erosion. Changes in management.

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
	( <i>Ammophila arenaria</i> )	defences.		coastline, estuary and coastal conditions), development and maintenance of beach areas for tourism and recreation incl. beach nourishment and beach cleaning, sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures), other invasive alien species (other than species of union concern), abiotic natural processes (e.g., erosion, silting up, drying out, submersion, salinization)	
[2130]	Fixed coastal dunes with herbaceous vegetation (grey dunes)	Pressures on fixed dunes are associated with recreation and ecologically unsuitable grazing practices.	A02, A09, A10, F07, F08, I02, L02	Conversion from one type of agricultural land use to another (excluding drainage and burning), intensive grazing or overgrazing by livestock, extensive grazing or under grazing by livestock, sports, tourism and leisure activities, modification of coastline, estuary and coastal conditions for development, use and protection of residential, commercial, industrial and recreational infrastructure and areas (including sea defence or coast protection works and infrastructures), other invasive alien species (other than species of union concern), natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Overgrazing, and erosion. Changes in management.
[2190]	Humid dune slacks	Pressures on the habitat come from a number of sources. Including agricultural fertilisers, sports and leisure activities (e.g., walking, off-road driving and golf courses) and drainage. Succession to scrub is also a problem, particularly where it is linked to desiccation of the slack.	A19, A31, F07, I02, L02	Application of natural fertilisers on agricultural land, drainage for use as agricultural land, sports, tourism and leisure activities, other invasive alien species (other than species of union concern), natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Overgrazing, and erosion. Changes in management. Sensitive to hydrological change.
[3110]	Oligotrophic waters containing very few minerals of sandy plains ( <i>Littorelletalia uniflorae</i> )	This habitat is under significant pressure from eutrophication, and from drainage and other damage to peatland. Damage to peatland can result in hydrological changes in lakes, increased organic matter, water colour and turbidity,	A26, A31, B23, B27, C05, F12	Agricultural activities generating diffuse pollution to surface or ground waters, drainage for use as agricultural land, forestry activities generating pollution to surface or ground waters, modification of hydrological conditions, or physical alteration of water bodies and drainage for forestry (including dams), peat extraction, discharge of urban waste water (excluding storm overflows and/or urban run-offs) generating pollution to surface or ground water	Surface dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution.



EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
		changes in sediment characteristics, acidification and enrichment.			
[3160]	Natural dystrophic lakes and ponds	The pressures on this habitat are associated with pollution from agricultural and forestry activities and also from drainage.	A26, A31, B23, B27, C05, D08	Agricultural activities generating diffuse pollution to surface or ground waters, drainage for use as agricultural land, forestry activities generating pollution to surface or ground waters, modification of hydrological conditions, or physical alteration of water bodies and drainage for forestry (including dams), peat extraction, energy production and transmission activities generating pollution to surface or ground waters	Surface and groundwater dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution
[4010]	Northern Atlantic wet heaths with Erica tetralix	Overgrazing, burning, wind farm development and erosion are the main pressures associated with this habitat, along with nitrogen deposition from agricultural activities that generate air pollution.	A09, A11, A27, B01, D01, L01, N01, N02	Intensive grazing or overgrazing by livestock, burning for agriculture, agricultural activities generating air pollution, conversion to forest from other land uses, or afforestation (excluding drainage), wind, wave and tidal power, including infrastructure, abiotic natural processes (e.g., erosion, silting up, drying out, submersion, salinization), temperature changes (e.g., rise of temperature & extremes) due to climate change	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.
[4030]	European dry heaths	A number of significant pressures were recorded for this habitat in the current reporting period, particularly overgrazing by sheep and burning for agriculture with afforestation and wind farms also being recognised as pressures.	A09, A11, B01, D01, N01, N02	Intensive grazing or overgrazing by livestock, burning for agriculture, conversion to forest from other land uses, or afforestation (excluding drainage), wind, wave and tidal power, including infrastructure, temperature changes (e.g., rise of temperature & extremes) due to climate change	Moderately sensitive to hydrological change. Changes in management. Changes in nutrient status.
[4060]	Alpine and Boreal heaths	Overgrazing by livestock, tourism (hill walking) and agricultural activities that cause air pollution are considered significant pressures for this habitat.	A09, A27, F07, N01, N02	Intensive grazing or overgrazing by livestock, agricultural activities generating air pollution, sports, tourism and leisure activities, temperature changes (e.g., rise of temperature & extremes) due to climate change	Changes in management. Changes in nutrient or base status. Moderately sensitive to hydrological change.
[6130]	Calaminarian grasslands of the Murawy galmanowa	Pressures on this habitat are associated with abiotic natural processes (leaching of metals) and succession, as well as impacts from	F07, L01, L02	Sports, tourism and leisure activities, abiotic natural processes (e.g., erosion, silting up, drying out, submersion, salinization), natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Changes in management such as grazing regime. Changes in nutrient or base status. Changes to

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
	( <i>Violetalia calaminariae</i> )	recreational activities (walking/hiking).			vegetation composition. Introduction of alien species.
[6210]	Semi-natural dry grasslands and scrubland facies on calcareous substrates ( <i>Festuco-Brometalia</i> ) * important orchid sites)	The significant pressures related to this habitat are mainly associated with agricultural intensification causing loss of species-rich communities, or abandonment of farmland resulting in succession to scrub.	A02, A09, A10, C01, I02, I04	Conversion from one type of agricultural land use to another (excluding drainage and burning), intensive grazing or overgrazing by livestock, extensive grazing or under grazing by livestock, extraction of minerals (e.g., rock, metal ores, gravel, sand, shell), other invasive alien species (other than species of union concern), problematic native species	Changes in management such as grazing regime. Changes in nutrient or base status. Changes to vegetation composition. Introduction of alien species.
[6230]	Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)	The main pressures on this habitat are due to bracken encroachment and succession.	I04, L02	Problematic native species, natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Changes in management such as grazing regime. Changes in nutrient or base status. Changes to vegetation composition. Introduction of alien species.
[6410]	<i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils ( <i>Molinion caeruleae</i> )	The main pressures on the habitat are associated with agricultural intensification (e.g., land drainage, fertiliser application), under-grazing and forestry.	A02, A06, A10, A14, A31, B01	Conversion from one type of agricultural land use to another (excluding drainage and burning), abandonment of grassland management (e.g., cessation of grazing or of mowing), extensive grazing or under grazing by livestock, livestock farming (without grazing), drainage for use as agricultural land, conversion to forest from other land uses, or afforestation (excluding drainage)	Changes in management such as grazing regime. Changes in nutrient or base status. Changes to vegetation composition. Introduction of alien species.
[7130]	Blanket bogs (*)	The main pressures on blanket	A09, A11, A27,	Intensive grazing or overgrazing by livestock, burning for agriculture,	Surface water

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
	if active bog)	bogs are overgrazing, burning, afforestation, peat extraction, and agricultural activities causing nitrogen deposition. Erosion, drainage and wind farm construction are also pressures relating to this habitat.	B01, C05, D01, K02, L01, N01, N02	agricultural activities generating air pollution, conversion to forest from other land uses, or afforestation (excluding drainage), peat extraction, wind, wave and tidal power, including infrastructure, drainage, abiotic natural processes (e.g., erosion, silting up, drying out, submersion, salinization), temperature changes (e.g., rise of temperature & extremes) due to climate change	interactions. Drainage and land use management are the key things.
[7220]	Petrifying springs with tufa formation (Cratoneurion)	Pressures related to this habitat are associated with drainage, pollution to ground and surface waters, recreational activities, infrastructure, overgrazing and abandonment of grassland management.	A06, A10, E01, F07, H08, J01, K02, K04, L02	Abandonment of grassland management (e.g., cessation of grazing or of mowing), extensive grazing or under grazing by livestock, roads, paths, railroads and related infrastructure (e.g., bridges, viaducts, tunnels), sports, tourism and leisure activities, other human intrusions and disturbance not mentioned above (dumping, accidental and deliberate disturbance of bat roosts (e.g., caving)), mixed source pollution to surface and ground waters (limnic and terrestrial), drainage, modification of hydrological flow, natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Surface and groundwater dependant. Highly sensitive to hydrological changes. Highly sensitive to pollution.
[7230]	Alkaline fens	The main pressures facing this habitat are land abandonment (and associated succession), overgrazing, drainage and pollution.	A06, A09, A26, J01, K01, K02, K04, L02, N02, N03	Abandonment of grassland management (e.g., cessation of grazing or of mowing), intensive grazing or overgrazing by livestock, agricultural activities generating diffuse pollution to surface or ground waters, mixed source pollution to surface and ground waters (limnic and terrestrial), abstraction from groundwater, surface water or mixed water, drainage, modification of hydrological flow, natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices), temperature changes (e.g., rise of temperature & extremes) due to climate change, increases or changes in precipitation due to climate change	Surface and groundwater dependent. Highly sensitive to hydrological changes. Inappropriate management.
[8110]	Siliceous scree of the montane to snow levels ( <i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i> )	The main pressures on siliceous scree come from overgrazing, under-grazing and succession.	A09, A10, L02	Intensive grazing or overgrazing by livestock, extensive grazing or under grazing by livestock, natural succession resulting in species composition change (other than by direct changes of agricultural or forestry practices)	Erosion, overgrazing and recreation.
[8210]	Calcareous	The majority of pressures related	A09, A27, I02	Intensive grazing or overgrazing by livestock, agricultural activities	Erosion, overgrazing and

EU Code	Qualifying Interests	Article 17 Report Summary - Threats and Pressures	Threats and Pressures Codes	Known Threats and Pressures	Sensitivity of Qualifying Interests
	rocky slopes with chasmophytic vegetation	to this habitat are associated with overgrazing and the non-native invasive species New Zealand willowherb ( <i>Epilobium brunnescens</i> ).		generating air pollution, other invasive alien species (other than species of union concern)	recreation.
[8220]	Siliceous rocky slopes with chasmophytic vegetation	Pressure on this habitat is associated with the non-native invasive species New Zealand willowherb ( <i>Epilobium brunnescens</i> ).	I02	Other invasive alien species (other than species of union concern)	Erosion, overgrazing and recreation.
[91A0]	Old sessile oak woods with Ilex and Blechnum in the British Isles	The significant pressure facing this habitat are associated with invasive non-native species such as <i>Rhododendron ponticum</i> , cherry laurel ( <i>Prunus laurocerasus</i> ) and beech ( <i>Fagus sylvatica</i> ) and overgrazing by deer.	A09, B09, I02, I04, M07	Intensive grazing or overgrazing by livestock, clear-cutting, removal of all trees, other invasive alien species (other than species of union concern), problematic native species, storm, cyclone	Changes in management. Changes in nutrient or base status. Introduction of alien species.

**Appendix III Further information on the Special Conservation Interests of SPAs that have undergone assessment<sup>42</sup>**

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A003	Common Loon	<i>Gavia immer</i>	C03, F02, G01, H03	Renewable abiotic energy use, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution
A009	Northern Fulmar	<i>Fulmarus glacialis</i>	C03, F02	Renewable abiotic energy use, fishing and harvesting aquatic resources
A013	Manx Shearwater	<i>Puffinus puffinus</i>	C03, H03, I01	Renewable abiotic energy use, marine water pollution, invasive non-native species
A017	Cormorant	<i>Phalacrocorax carbo carbo</i>	C03, F02, F03, G01, H03	Renewable abiotic energy use, fishing and harvesting aquatic resources, hunting and collection of wild animals (terrestrial), outdoor sports and leisure activities, recreational activities, marine water pollution
A018	Shag	<i>Phalacrocorax aristotelis</i>	C03, H03	Renewable abiotic energy use, marine water pollution
A048	Common Shelduck	<i>Tadorna tadorna</i>	F01, F02, G01, H03, M01	Marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, changes in abiotic conditions
A054	Northern Pintail	<i>Anas acuta</i>	C03, F01, F03, G01, H01, H03, H07, J02	Renewable abiotic energy use, marine and freshwater aquaculture, hunting and collection of wild animals (terrestrial), outdoor sports and leisure activities, recreational activities, pollution to surface waters (limnic & terrestrial, marine & brackish), marine water pollution, other forms of pollution, human induced changes in hydraulic conditions
A056	Northern Shoveler	<i>Anas clypeata</i>	C03, F03, G01, H01, H03, H07	Renewable abiotic energy use, hunting and collection of wild animals (terrestrial), outdoor sports and leisure activities, recreational activities, pollution to surface waters (limnic & terrestrial, marine & brackish), marine water pollution, other forms of pollution
A067	Common Goldeneye	<i>Bucephala clangula</i>	C03, F01, F03, G01, H01, H03, H07, M02	Renewable abiotic energy use, marine and freshwater aquaculture, hunting and collection of wild animals (terrestrial), outdoor sports and leisure activities, recreational activities, pollution to surface waters (limnic & terrestrial, marine & brackish), marine water pollution, other forms of pollution, changes in biotic conditions
A069	Red-Breasted Merganser	<i>Mergus serrator</i>	C03, F01, F02, G01, H03	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution
A098	Merlin	<i>Falco columbarius</i>	A02, B01, B02, C03,	Modification of cultivation practices, forest planting on open ground, forest and plantation management & use,

<sup>42</sup> Including known treats and pressures of SCIs

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
			M02	renewable abiotic energy use, changes in biotic conditions
A130	Eurasian Oystercatcher	<i>Haematopus ostralegus</i>	C03, F01, F02, G01, H03, J02	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions
A137	Common Ringed Plover	<i>Charadrius hiaticula</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions, other ecosystem modifications, changes in abiotic conditions
A140	European Golden Plover	<i>Pluvialis apricaria</i>	A02, A04, B01, C01, C03, F01, G01, H03, J01, K03, M02	Modification of cultivation practices, grazing, forest planting on open ground, mining and quarrying, renewable abiotic energy use, marine and freshwater aquaculture, outdoor sports and leisure activities, recreational activities, marine water pollution, fire and fire suppression, interspecific faunal relations, changes in biotic conditions
A141	Grey Plover	<i>Pluvialis squatarola</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions, other ecosystem modifications, changes in abiotic conditions
A143	Red Knot	<i>Calidris canutus</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions, other ecosystem modifications, changes in abiotic conditions
A144	Sanderling	<i>Calidris alba</i>	C03, F01, G01, H03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, outdoor sports and leisure activities, recreational activities, marine water pollution, changes in abiotic conditions
A149	Dunlin	<i>Calidris alpina</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions, other ecosystem modifications, changes in abiotic conditions
A157	Bar-Tailed Godwit	<i>Limosa lapponica</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions, other ecosystem modifications, changes in abiotic conditions
A162	Common Redhank	<i>Tringa totanus</i>	C03, F01, F02, G01, H03, J02, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, fishing and harvesting aquatic resources, outdoor sports and leisure activities, recreational activities, marine water pollution, human induced changes in hydraulic conditions, other ecosystem modifications, changes in abiotic conditions

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A169	Ruddy Turnstone	<i>Arenaria interpres</i>	C03, F01, G01, H03, J03, M01	Renewable abiotic energy use, marine and freshwater aquaculture, outdoor sports and leisure activities, recreational activities, marine water pollution, other ecosystem modifications, changes in abiotic conditions
A177	Little Gull	<i>Larus minutus</i>	Xxp/Xxt	No threats and pressures identified by the npws
A179	Black-Headed Gull	<i>Larus ridibundus</i>	A04, C03, F02, H03, J03, M01	Grazing, renewable abiotic energy use, fishing and harvesting aquatic resources, marine water pollution, other ecosystem modifications, changes in abiotic conditions
A182	Common Gull	<i>Larus canus</i>	A04, C03, F02, H03, J03, M01	Grazing, renewable abiotic energy use, fishing and harvesting aquatic resources, marine water pollution, other ecosystem modifications, changes in abiotic conditions
A183	Lesser Black-Backed Gull	<i>Larus fuscus</i>	C03, F02, H03, J03	Renewable abiotic energy use, fishing and harvesting aquatic resources, marine water pollution, other ecosystem modifications
A184	European Herring Gull	<i>Larus argentatus</i>	C03, F02, H03, J03	Renewable abiotic energy use, fishing and harvesting aquatic resources, marine water pollution, other ecosystem modifications
A187	Great Black-Backed Gull	<i>Larus marinus</i>	Xxp/Xxt	No threats and pressures identified by the npws
A188	Black-Legged Kittiwake	<i>Rissa tridactyla</i>	C03, F02, H03	Renewable abiotic energy use, fishing and harvesting aquatic resources, marine water pollution
A192	Roseate Tern	<i>Sterna dougallii dougallii</i>	C03, D01, G01, I01	Renewable abiotic energy use, roads, paths and railroads, outdoor sports and leisure activities, recreational activities, invasive non-native species
A193	Common Tern	<i>Sterna hirundo</i>	C03, D01, D03, G01, I01	Renewable abiotic energy use, roads, paths and railroads, shipping lanes, ports, marine constructions, outdoor sports and leisure activities, recreational activities, invasive non-native species
A194	Arctic Tern	<i>Sterna paradisaea</i>	C03, D01, G01, I01, M01	Renewable abiotic energy use, roads, paths and railroads, outdoor sports and leisure activities, recreational activities, invasive non-native species, changes in abiotic conditions
A200	Razorbill	<i>Alca torda</i>	C03, H03	Renewable abiotic energy use, marine water pollution
A204	Atlantic Puffin	<i>Fratercula arctica</i>	C03, H03, I01	Renewable abiotic energy use, marine water pollution, invasive non-native species

Species Code	Common Name	Scientific Name	Threats and Pressures Codes	Known Threats and Pressures
A674	Light-Bellied Brent Goose	<i>Branta bernicla hrota</i>	A02, A11, C03, D02, F01, G01, G05, H03, H07, I01, J03	Modification of cultivation practices, agriculture activities not referred to above, renewable abiotic energy use, utility and service lines, marine and freshwater aquaculture, outdoor sports and leisure activities, recreational activities, other human intrusions and disturbances, marine water pollution, other forms of pollution, invasive non-native species, other ecosystem modifications



**Appendix IV Conservation Objectives<sup>43</sup>**

NPWS (2013) Conservation Objectives for North Dublin Bay SAC [IE0000206] Version 1.

NPWS (2013) Conservation Objectives for South Dublin Bay SAC [IE0000210] Version 1.

NPWS (2015) Conservation Objectives for North Bull Island SPA [IE0004006] Version 1.

NPWS (2015) Conservation Objectives for South Dublin Bay and River Tolka Estuary SPA [IE0004024] Version 1.

NPWS (2023) Conservation Objectives for North-west Irish Sea SPA [IE0004236] Version 1.

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<sup>43</sup> Source: National Parks and Wildlife Service Conservation Objectives. Accessed 3rd June 2024 - available [here](#).

**Appendix V Local Authority planning applications in the vicinity<sup>44</sup> of the proposed scheme**

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: 2027/19 Grant Date: 2019-04-05 Project Area (sq m): 56163.60	Grant Permission	Permission at the Former Nurses Home Building, at the Royal Hospital Donnybrook, Bloomfield Avenue, Donnybrook, Dublin 4, D04 HX40. The development consists of: permission for a change of use at ground floor level of the Former Nurses Home Building (311 sqm) to a G.P. Practice comprising 5 no. consultation rooms, patient waiting room, reception, entrance lobby, toilets (including disabled facilities), store room, kitchen, boiler room and ancillary site works.	62.83	Permission
Project Code: 3647/19 Grant Date: 2019-11-06 Project Area (sq m): 56163.60	Grant Permission	Permission at the former Gardener's Cottage, at the Royal Hospital Donnybrook, Bloomfield Avenue, Donnybrook, Dublin 4, D04 P8N6. The development consists of: permission for a change of use at the former Gardener's Cottage (c. 103 sq m) to a G.P. Practice comprising 3 no. consultation rooms, a minor procedures room, nurses' room, patient waiting room, reception, entrance lobby, shower room and toilet facilities (including disabled facilities) and minor ancillary site works.	62.83	Permission
Project Code: 2843/21 Grant Date: 2022-12-22 Project Area (sq m): 56163.60	Grant Permission	Permission for development of Donnybrook Primary Care Centre and additional works at Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40. The proposed development comprises : (i) construction of a new Primary Care Centre, 4 storeys over basement level accommodating HSE medical diagnostics, consulting and treatment rooms plus ancillary offices, service areas, staff facilities & circulation (6,175sq.m.), General Practitioner Surgery (552sq.m.), Retail Pharmacy Unit (132sq.m.); car parking, cycle parking, plant, storage and refuse management at basement level; escape stair enclosure; external plant enclosure; all ancillary floorspace (505sq.m.); new Quadrangle Garden; 1 no. National Ambulance Service parking space; vehicular access via existing public entrance to Royal Hospital Donnybrook at Bloomfield Avenue; building signage; sub-station; external plant; connection to existing water and waste-water services; (ii) remove the existing main surface car park at Royal Hospital Donnybrook (82 no. spaces) and re-configure the entrance car park (12 no. spaces), and provide 94 no. spaces as follows, new car parking spaces adjacent existing Hospital building (4 no.), re-configure and extend the Entrance Car Park (66 no.), extend car park adjacent to the Hospital Maintenance Yard (13 no.) and new car parking spaces adjacent to the Pavilion (11 no.); (iii) New controlled pedestrian and cycle link at Cullenswood Park with new entrance piers & gate, new steps and ramp to connect to existing internal path and road network within the grounds of Royal	62.83	Permission

<sup>44</sup> Parameters used: Local Authority planning applications within the last 5 years, within a radius of 200m around the proposed scheme boundary

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
		Hospital; (iv) All related site lighting, hard and soft landscaping, site development works and excavation works above and below ground.		
Project Code: 3766/18 Grant Date: 2019-09-16 Project Area (sq m): 15407.90	Grant Permission	The development will consist of the following - Relocation of existing vehicle and pedestrian entrance of the club from its current position to a new position closer to the south eastern corner of Mountpleasant Square; The re-arrangement of car parking bays within the club grounds and the construction of an extension of 265 sq.m containing two additional squash courts and an accessible toilet, all built attached to the western gable of the existing club house building and all associated ancillary works.	120.36	Permission
Project Code: 4455/19 Grant Date: 2020-02-27 Project Area (sq m): 1066.30	Grant Permission	The development will consist of the construction of a ground floor extension to the existing mews building to the rear of the site, providing 1 no. additional bedroom together with minor internal alterations to the mews. The development also consists of alterations to the front boundary wall, piers and front site area along Ranelagh Road to accommodate new vehicular access for 4 no. car parking spaces and bin storage area. The proposal also consists of the construction of a shed within the existing garden area between the existing house and mews building. All with associated landscaping, modifications to the car parking layout to the rear, together with all necessary site development works.	18.01	Permission
Project Code: 3086/20 Grant Date: 2020-11-02 Project Area (sq m): 1038.90	Grant Retention Permission	RETENTION: Planning permission is sought for a change of use from Medical Practice to Childcare facility to the lower ground floor and rear extension of an existing building.	7.86	Retention Permission
Project Code: WEB5122/21 Grant Date: 2022-05-31 Project Area (sq m): 841.30	Grant Permission	The development consists of a detached, flat roofed 2-storey 3 bed house with a north west facing first floor balcony, to the side of the existing house, with new pedestrian entrance to existing house and associated works and landscaping.	193.40	Permission
Project Code: 4241/22 Grant Date: 2024-01-26 Project Area (sq m): 813.60	Grant Permission	PROTECTED STRUCTURE: Development will consist of alterations to an existing house including: (i) the partial demolition of a three-storey side projection (10.2 sq.m) and construction of a new three-storey mono- pitched extension (60 sq.m) to the northeast; (ii) formation of door opes to the existing side elevation at lower and upper ground floors; (iii) removal of windows to the existing side elevation at lower ground and first floors; (iv) internal alterations including the removal of non-original doors. The	191.68	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
		development also includes landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.		
Project Code: 4636/19 Grant Date: 2020-03-20 Project Area (sq m): 669.90	Grant Permission	PROTECTED STRUCTURE: Planning Permission at 55 & 56 Ranelagh Road, Dublin 6, D06 N562 & D06 E2X4, respective, both Protected Structures, for a three storey rear extension incorporating the existing rear return to both properties to form extended lower ground floor living accommodation, new bedroom to ground floor level and new bathroom to first floor landing level; alterations to rear landing arch window sill to form access to new extension; additional works to no. 55 include: alteration to existing bathroom to form ensuite to main bedroom, new ensuite door in main bedroom; new 2.85 internal openings in existing walls to lower ground floor; new stud wall to form utility space to lwr ground floor; replacement of front lwr ground floor window to door; extended front terrace to lwr ground floor terrace, new landscaping detail for bin storage to front lawn, removal of cement mortar to front & rear brickwork and replacement with lime mortar; additional works to no. 56 include: new stud wall to form bedroom to lwr ground floor; new ensuite and wc to lwr ground floor, new 3m ope to existing rear wall, removal of kitchen to first floor, replacement of front lwr ground floor window to door; extended front terrace to lwr ground floor terrace, new insulated slab to lwr ground floor, new landscaping detail for bin storage to front lawn, repair and repointing of granite steps to entrance and all associated site works.	87.61	Permission
Project Code: 3200/23 Grant Date: 2023-07-31 Project Area (sq m): 648.80	Grant Permission	PROTECTED STRUCTURE (rps 8244) : permission is sought for the removal of top level of existing extension to rear of house plus access stairs and replacement with new first floor extension over existing return with new access stairs, balcony overlooking rear garden and associated works.	170.87	Permission
Project Code: 2714/20 Grant Date: 2020-08-24 Project Area (sq m): 646.00	Grant Permission	PROTECTED STRUCTURE: The development will consist of works to the front boundary including the reinstatement of a masonry pillar to the east and the construction of a new masonry pillar to the west to form a matching set of pillars either side of the permitted vehicular entrance and all associated site development works, all on a site area of 0.067ha.	75.34	Permission
Project Code: 3272/20 Grant Date: 2020-12-04 Project Area (sq m): 635.40	Grant Permission	PROTECTED STRUCTURE: Permission at this site on Oxford Lane, Ranelagh, Dublin 6 & rear of 3 Selskar Terrace, Ranelagh, Dublin 6 (a Protected Structure). The development will consist of: extension, alteration and partial demolition of an existing single storey ancillary music room structure within the curtilage of the protected structure. The music room will consist of a single storey, pitched roof structure. Alterations will be made to the existing brick wall to reinstate windows and doors in existing opes. The existing door to Oxford Lane will be replaced with a new door.	12.54	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: 3627/23 Grant Date: 2023-10-13 Project Area (sq m): 557.50	Grant Permission	PROTECTED STRUCTURE: permission is sought for change of use from its current use of offices to a childcare facility, the construction of a new 143m2 part two-storey part one-storey extension to the rear, and refurbishment of the existing 254m2 three-storey with mezzanine semi-detached building, removal of external stone staircase to the rear, partial removal of stone wall at rear to create opening for circulation to new extension. Refurbishment works will include replacement of existing PVC windows with timber sash windows, rewiring, replumbing and structural works where required. All protected elements to be retained and repaired where required. Removal 9 no. car parking spaces, addition of 5 no. bicycle stands and a covered bin store.	4.79	Permission
Project Code: 4059/19 Grant Date: 2020-05-14 Project Area (sq m): 521.70	Grant Permission	The development will consist of construction of vehicular access (for owner with disabled parking permit) from Cullenswood Park into front garden to side. Pillars on each side of entrance will match pillars at front gate entrance off Sandford Road. Gate will be installed in similar wrought iron to railings on the property. Driveway will be gravel stone.	6.33	Permission
Project Code: 4035/20 Grant Date: 2021-09-03 Project Area (sq m): 505.00	Split Decision(Pe rmission & Refusal)	PROTECTED STRUCTURE:1) Subdivision (change of use) of existing two-storey over basement terraced house into 2 no. separate dwelling units: main dwelling reduced to upper ground and first floor three-bedroom unit, with lower ground floor two-bedroom unit ancillary to existing dwelling; both with own door access front door; 2) Alterations to existing openings to front facade (lower ground floor) and rear facade (upper ground floor); 3) Alterations to modern lower ground floor extension to rear; 4) Construction of new upper ground floor extension to rear, to included terrace and access to rear garden; 5) Demolition of existing mews structure at rear of site; 6) Construction of 1 no. new two-storey two bedroom detached mews dwelling unit at rear of site, ancillary to existing dwelling, including first floor terrace to south, rooflight to east, and access to rear garden of main house, with own door access via lane shared by residents of Mander's Terrace and 38-40 Charleston Road; 7) Complete with all associated site works and landscaping, to include rainwater harvesting tank, geothermal heat pump and locally adjusted ground levels.	41.99	Permission
Project Code: 4406/19 Grant Date: 2020-02-19	Grant Retention Permission	RETENTION: Retention permission for approximately 75sqm retractable fabric canopies with aluminium support structure, covering the front (north-east) roof/3rd floor level terrace of the Devlin Hotel.	7.48	Retention Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 502.50				
Project Code: WEB1181/22 Grant Date: 2022-07-26 Project Area (sq m): 492.40	Grant Permission	The development will consist of: - the demolition of the existing sheds, rear extension and section of boundary wall along the Oxford Lane; - the construction of a part single storey and part two storey extension to the rear and side of the existing cottage including a balcony at first floor level facing Oxford Road; - the refurbishment of the existing cottage; - the reconstruction of the boundary wall to Oxford Lane including the addition of two new pedestrian access doors into the site; - the replacement of existing boundary treatments to Oxford Road and all associated site development works, all on a site area of 0.048 ha.	110.11	Permission
Project Code: 4031/19 Grant Date: 2019-12-19 Project Area (sq m): 424.20	Grant Permission	The development will consist of alterations to the existing shopfront at ground floor level and associated works to the existing main entrance and window ope. Proposed new 2 no. external fascia signs and 1 no. projecting internally illuminated sign to right hand side of shopfront.	10.45	Permission
Project Code: 4404/18 Grant Date: 2019-02-22 Project Area (sq m): 402.50	Grant Permission	Permission is sought for demolition of 2no. existing dormers and replacement with 2no new larger dormers, alterations to balcony size and new balustrade to existing balcony all to rear of roof, associated increase in second floor area (2.7sqm) and all associated internal and site works at a 3 Storey terraced house.	62.07	Permission
Project Code: 3701/20 Grant Date: 2021-02-24 Project Area (sq m): 400.60	Grant Permission	PROTECTED STRUCTURE: Planning permission for the following: the provision of an extension to the rear of their house, the partial demolition of the present later edition extension that is in poor repair – replacement of its present façade cladding at first floor level with brick cladding and the insertion of a new sliding sash timber window as well as some very minor works internally to facilitate the new extension. Leeson House is a recorded protected structure (Ref No. 279).	117.39	Permission
Project Code: 5512/22 Grant Date: NA Project Area (sq m): 368.00	Request Ai Ext Of Time	Proposed erection of retractable awning covering additional new area for outdoor dining / drinking on Anna Villa and proposed erection of retractable awning covering additional new area for outdoor dining / drinking on Ranelagh Road.	4.44	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: 4076/23 Grant Date: NA Project Area (sq m): 365.40	Split Decision(Pe rmission & Refusal)	PROTECTED STRUCTURE:PERMISSION & RETENION: The development consists of external development works to the existing dwelling which is a Protected Structure. The development will consist of the installation of solar panels to south facing roof slope comprising of 22 no. PV panels totalling c.43 sqm in area. Retention permission is sought for the existing single storey roofed terrace to rear garden totalling 37sqm in area, the installation of 7 no. 210 litre rainwater harvesting butts located to side of dwelling behind front street facing pedestrian gate and for timber cladding to rear boundary walls	119.30	Permission
Project Code: 4043/18 Grant Date: 2019-01-09 Project Area (sq m): 364.20	Grant Permission	The development will consist of (a) a ground floor extension to the northern and eastern sides of house providing 23.5 sqm additional floor area, (b) provision of an entrance canopy to the western side of the house, (c) an adjusted window ope at ground floor level to the western side of the house, (d) associated demolitions and internal layout alterations, (e) drainage and landscaping works within the cartilage of the site.	105.78	Permission
Project Code: 2369/19 Grant Date: 2019-05-27 Project Area (sq m): 360.90	Grant Permission	Further to Planning application number 4129/17, in respect of 64/66 Ranelagh, Dublin 6, for (a) Permission for the relocation of the first floor apartment's ground floor storage and bin area to first floor terrace and rear of the premises; (b) Permission for increase of granted restaurant floor area at front by 4.6m2.	10.45	Permission
Project Code: 3947/22 Grant Date: 2023-03-10 Project Area (sq m): 339.70	Grant Permission	PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission for the following works: (a) construction of two-storey extension to the rear including rooflight, (b) retention of changes made to existing rear extension built on foot of planning permission No. 4002/05, except as they are in turn changed by the current proposal, (c) modifications to that existing rear extension including construction of new bay window, (d) installation of internal passenger lift in main house, (e) construction of external access ramp to front including modifying existing railings and plinth, (f) changing existing basement windows at front to doors, (g) moving the existing front external stairs to basement from the right to the left side including modifying existing railings and plinth, (h) construction of new internal stairs flight from first floor landing to existing rear extension at first floor, (j) modifying internal and external walls as indicated on plans.	183.37	Permission
Project Code: 2438/21 Grant Date: 2021-10-01 Project Area (sq m): 336.40	Grant Permission	The development will consist of alterations to facades, involving removal of slated fronts to existing mansard roof and construction of new parapet walls which, together with existing brickwork, will be finished with proprietary render to selected colour with facade above and around office entrance clad in stone. Ground floor office entrance door and all windows to first and second floors will be replaced.	8.77	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: 2727/21 Grant Date: 2021-11-30 Project Area (sq m): 335.70	Grant Permission	PROTECTED STRUCTURE: The development will consist of: Alterations to front driveway to house to include: a) Removal of existing brick pier, and rebuilding of pier in adjacent location to widen vehicular access to site from 2490mm to 3340mm; b) Demolition and rebuilding of existing non-original random rubble side boundary wall, and c) Removal of existing concrete paving slabs in front driveway and replacement with gravel with granite cobble lock at entrance.	77.30	Permission
Project Code: 3060/24 Grant Date: NA Project Area (sq m): 328.00	Additional Information	PROTECTED STRUCTURE: For the following: (a) partial demolition of existing front boundary wall and widening of existing pedestrian entrance to form new vehicular entrance. Works to include the demolition and relocation of existing brick pillar and capping, (b) dropping kerb on public footpath and all associated site development works at 105 Marlborough Road, Donnybrook, Dublin 4. Eircode D04 W2T4. The subject property is listed as a Protected Structure in the Dublin City Council Development Plan 2022 - 2028 (Record of Protected Structure Number 5019)	148.02	Permission
Project Code: 2233/21 Grant Date: 2021-05-26 Project Area (sq m): 326.20	Grant Permission And Retention Permission	PERMISSION & RETENTION: Retention permission to retain the existing LED advertising sign (3m high by 6m wide by 150mm deep) structure at first floor level at 29 Ranelagh, The Triangle, Ranelagh, Dublin 6, and seeks planning permission to convert its usage to a LED display sign which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper two floors of 34 Bachelors Walk and 56 O'Connell Street Lower, (a Protected Structure), Dublin 1.	10.24	Permission
Project Code: 3625/21 Grant Date: 2022-01-13 Project Area (sq m): 324.20	Grant Permission	PROTECTED STRUCTURE: planning permission for the development consisting of alterations and extensions to existing 3 storey rear return to form new extended lower ground floor accommodation; new bedroom and projecting bay window to ground level; new opal glass windows to north elevation; alterations to existing rear return roof to increase floor/ceiling level and replacement with reduced footprint to accommodate new bathroom; reinstatement of previously modified landing arch window internally; removal of window and vents facing no. 60 Ranelagh Road; removal of non-original utility extension and steps to rear return; removal of existing ensuite to first floor front room and replacement with smaller ensuite to rear bedroom area; removal of stairs to attic bedroom area and reinstatement of ceiling in landing area; new 3m & 2.6m wide internal openings to existing walls in lower ground floor; new stud wall to form utility space to lwr ground floor; new wc to lwr ground floor area, alterations to front lwr ground floor window to form new double doors in existing opening; new extended front terrace area	125.74	Permission



Project Details	Decision	Description	Distance from Proposed Development (m)	Status
		to lwr ground floor front garden space; removal of cement pointing to existing front granite steps and replacement with lime mortar; new rear terrace and steps at reduced levels to rear garden to access existing garden/garage area; new insulated slab to lwr ground floor; repairs to main roof including replacement of front roof-light to conservation roof-light, removal of existing rear roof light; replacement of casement windows to sash windows to main house and all associated site works.		
Project Code: 3026/24 Grant Date: 2024-04-10 Project Area (sq m): 318.80	Grant Permission	The development will consist of: 1) Construction of a two storey 30.2 m2 extension to the rear of the house. The extension will comprise ground floor and first floor with a flat roof. 2) Removal of existing internal walls in the attic. 3) Associated site works.	13.23	Permission
Project Code: 2077/20 Grant Date: 2020-06-29 Project Area (sq m): 316.00	Grant Permission	PROTECTED STRUCTURE: The development will consist of (a) the repair, refurbishment and making good of all walls, floor, roofs, ceilings and internal features including all associated structural work. (b) Replacement of non- original windows with six over six sash double glazed windows to match those of the adjacent property. (c) Opening up of blocked in window on the east elevation and installation of a new sash window. (d) Widening of rear door in south façade. (e) Demolition of the existing out house in rear garden. (f) Replacement of cement pointing on the brick facades with lime pointing. (g) Replacement of slate roof including gutters and downpipes. (h) Alterations to interior to include (i) new openings in existing internal walls, (ii) demolition of 2 internal walls, (iii) installation of 2 new bathrooms on first floor level, (iv) lowering of floor level at rear of dwelling, (v) all associated fitted furniture, plumbing and electrical works, (vi) internal insulation to external walls. (h) all associated site works and landscaping.	56.73	Permission
Project Code: 2613/20 Grant Date: 2020-11-18 Project Area (sq m): 315.10	Grant Permission	Permission is sought for development consisting of the demolition of existing two storey rear kitchen with bedroom and bathroom over, existing single storey utility, existing chimney and existing single storey outbuilding and the provision of a new two storey rear extension with setback first floor, rooflight, new garage wall and new garage roof and new roof covering to the side passage at No. 2 Ashfield Road, Ranelagh, Dublin 6, D06 YD77. The new extension will adjoin the neighbouring rear extension and consist of a ground floor kitchen, living room, utility room & garage, first floor bathroom and bedroom and first floor roof terrace and associated landscaping. Existing vehicular access to Mornington Road is to be maintained. The existing house is to be upgraded to current standards, with replacement of external windows and to consist of a new bedroom layout to the first floor.	177.83	Permission
Project Code: 3191/19 Grant Date: 2019-12-05	Grant Permission	The development will consist of the demolition of the existing roof and associated 3rd floor office accommodation within the roof space, and the construction of a new stepped back 3rd floor of office accommodation, with roof terrace fronting onto Sandford Road.	1.02	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 302.40				
Project Code: 4564/22 Grant Date: 2023-01-06 Project Area (sq m): 301.40	Grant Permission	The development will consist/consists of: Shopfront alternations which comprise of: fitting of new branded signage (after removal of existing signage/or over existing signage) onto existing shopfront, replacement of existing ATM with new ATM (location retained). 2No. internally located digital marketing LED screens, to be viewed externally through the existing glazing. Minor internal alterations to existing front banking hall to consist of new internal SSBM/ATMs within new rooms and new entrance lobby door.	7.33	Permission
Project Code: WEB1161/19 Grant Date: 2019-06-21 Project Area (sq m): 287.40	Grant Permission	<ul style="list-style-type: none"> <li>• Demolition of lean-to extension and shed to the rear, and rear boundary wall</li> <li>• New single storey extension to the rear to include ancillary family accommodation and 4no. rooflights and new rear boundary wall and entrance door.</li> <li>• Alterations to side elevation of rear return to include new ground floor doorway and first floor bedroom window</li> <li>• All associated internal alterations, site, landscaping, drainage and ancillary works.</li> </ul>	132.47	Permission
Project Code: 2803/20 Grant Date: 2020-09-09 Project Area (sq m): 282.50	Grant Permission	Planning Permission is sought for a new gable window to first floor return bedroom at 32 Annavilla, Ranelagh, Dublin 6, D06 AH30.	179.44	Permission
Project Code: 3704/23 Grant Date: 2023-08-10 Project Area (sq m): 281.00	Grant Permission And Retention Permission	RETENTION & PERMISSION: PROTECTED STRUCTURE: Planning permission and retention permission for development at the two mews buildings which front onto Cullenswood Place, known as The Mews, 126 Ranelagh, Dublin 6 and The Mews, 128 Ranelagh, Dublin 6, located to the rear of and within the curtilage of Protected Structures at 126 and 128 Ranelagh, Dublin 6. Development for which planning permission is sought will consist of the change of use of the two existing mews buildings to the rear of and within the curtilage of Protected Structures at 126 and 128 Ranelagh from light industrial use to 2 no. one bedroom dwellings and associated works including internal works and minor external modifications to existing mews structures and the erection of a bin/bicycle store in the rear garden of each mews dwelling. Development for which retention permission is sought consists of the provision of a private garden area to the rear of each mews dwelling with enclosing fence and planting boxes.	30.36	Permission
Project Code: WEB1961/20 Grant Date: 2021-04-01	Grant Permission And Retention	Mr. Andy Donohoe seeks retention permission and permission for development at No. 4 & No.5 Ivy Cottages, Mountpleasant Place, Ranelagh, Dublin 6, which consists of retention of completed works consisting of; (i) the re-configuration of the internal party wall between No. 4 & 5, including all associated internal alterations (ii) single-storey extension (circa 3sqm) and new rooflight to the rear of no.5 and (iii)	141.01	Retention Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 276.30	Permission	minor elevational changes to the rear of no.4 & 5, as well as, proposed works consisting of minor internal alterations to no. 4 & 5.		
Project Code: WEB1261/21 Grant Date: 2021-06-22 Project Area (sq m): 266.90	Split Decision(Pe rmission & Refusal)	Two storey extension to front & single storey extension to rear of existing dwelling and all associated site works	68.19	Permission
Project Code: WEB1697/21 Grant Date: 2021-09-29 Project Area (sq m): 265.00	Grant Permission	The development will consist of: single storey porch extension to front & two storey extension to rear of existing dwelling and all associated site works	68.22	Permission
Project Code: WEB1636/18 Grant Date: 2019-03-12 Project Area (sq m): 253.00	Grant Permission	Planning permission sought for: a) Demolition of existing rear return, shed and boiler house b) Construction of new part single storey and part 2 storey flat roof rear extension c) Construction of new single storey flat roof garden room to rear garden d) Internal alterations to existing ground and first floor layouts e) All associated site works.	145.30	Permission
Project Code: 3854/23 Grant Date: 2023-07-31 Project Area (sq m): 245.40	Grant Permission	PROTECTED STRUCTURE: permission for brickwork repair and repointing works to front elevation, replacement of non-original front door, replacement of non-original windows front and rear, raising of height of ope in ground floor rear elevation. Demolition of single storey rear extension and construction of new single storey extension with pitched roofs, rooflights and courtyard. Repairs to front gate and replacement timber to existing rear vehicular entrance gates on to Westmoreland Park. Hard and soft landscaping to rear and all associated site development works.	102.18	Permission
Project Code: WEB1851/20 Grant Date: 2021-03-10 Project Area (sq m): 227.20	Split Decision(Pe rmission & Refusal)	PERMISSION & RETENTION:The development will consist of; the construction of a first floor extension to the side of the house and a single storey extension to the rear of the existing garage; removal of a portion of the front railing and plinth, and provision of new vehicular access to an off street electric car charging point; addition of new rooflights; all associated site works and all ancillary minor works. All new wall & roof finishes to match existing house. In addition, Retention permission is sought for the existing covered veranda in the rear garden and the boundary wall to the lane.	111.24	Permission
Project Code: 2130/21	Grant	Permission for: demolition of existing single storey extension to rear return; construction of new single	191.81	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Grant Date: 2021-05-11 Project Area (sq m): 226.90	Permission	storey extension to rear with associated rooflight; new windows to rear elevation of return; construction of dormer window to rear; new rooflights to front roof; new vehicular entrance and all associated drainage and landscaping works.		
Project Code: 3328/22 Grant Date: 2022-05-27 Project Area (sq m): 226.40	Grant Permission	Permission for development at this site on lands to the side and rear of existing dwelling at No. 4 Chelmsford Close, Ranelagh, Dublin 6, D06 XW20. The development will consist of the construction of a new 2 storey 2 bedroom house to the side of the existing dwelling with pedestrian / cycling access to the front of Chelmsford Close and to the rear off Westmoreland Park and the construction of a single storey extension to the rear of the existing dwelling. For the new house, two onsite bicycle spaces are proposed in lieu of an onsite car parking space.	109.33	Permission
Project Code: 4437/23 Grant Date: 2023-12-11 Project Area (sq m): 226.40	Grant Permission	Development at this site on lands to the side and rear of existing dwelling. The development will consist of the construction of a new 2-storey 2 bedroom house with study to the side of existing dwelling, with pedestrian/ cycling access to the front off Chelmsford Close and to the rear off Westmoreland Park, and the construction of a single storey extension to the rear of existing dwelling. For the new house, two onsite bicycle spaces are proposed in lieu of an onsite car parking space.	109.33	Permission
Project Code: WEB1869/23 Grant Date: 2024-01-15 Project Area (sq m): 218.80	Grant Permission	The development will consist of a first floor side extension including 1nr velux rooflight over an existing single storey flat roofed extension.	43.04	Permission
Project Code: 4651/19 Grant Date: 2020-03-20 Project Area (sq m): 211.70	Grant Permission	Permission for development for the relocation and amalgamation of 2 no. ducts and screening of the resulting duct unit to the rear.	10.24	Permission
Project Code: 2344/19 Grant Date: 2019-05-23 Project Area (sq m): 210.00	Grant Permission	The development will consist of the following: An attic conversion with dormer window to rear and 2no. roof lights to the front.	177.24	Permission
Project Code: 3573/19	Grant	The existing disused stores at ground floor level will be demolished and 2no. three-storey two-bedroom	20.63	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Grant Date: 2020-07-09 Project Area (sq m): 207.00	Permission	townhouses will be constructed with frontage onto the private laneway. The townhouses will comprise: entrance and storage at ground floor level; bedrooms and bathroom at first floor level; and kitchen, living, dining at second floor level. There will be a shared landscaped roof garden above the ground floor restaurant unit (Grant Order No. P0061), to the rear (southwest) of the development, and 2 no. second floor level balconies to the rear (southwest) of the proposed development overlooking the landscaped roof garden. 2no. screened terraces are proposed to the front (northeast) of the development addressing the private lane. Permission is also sought for all other associated above and below ground works.		
Project Code: 3088/24 Grant Date: 2024-06-10 Project Area (sq m): 206.40	Grant Permission	Change of use from a shop to a restaurant with all ancillary site works.	6.87	Permission
Project Code: 2147/21 Grant Date: 2021-05-12 Project Area (sq m): 197.80	Grant Permission	Permission for attic conversion for bedroom use with dormer projection window to rear, also 2 no. Velux windows to front and single storey kitchen extension to rear with internal modifications and all associated site works.	135.20	Permission
Project Code: 3912/20 Grant Date: NA Project Area (sq m): 193.00	Additional Information	RETENTION: The development consists of: Retention permission of the advertisement signage (0.891m2) to the front fascia elevation, all associated site and ancillary works at this address in accordance with the plans as submitted.	10.04	Retention Permission
Project Code: 5279/22 Grant Date: NA Project Area (sq m): 193.00	Split Decision(Retention Permission)	RETENTION: The development consists of: 1. Portion of ground floor area (30m2) change of use from storage to kitchen area to the rear of the unit. 2.Advertisement signage and projecting Signage (0.891 m2) to the front fascia elevation and all associated alterations to the shop front, 1no. awning to the front fascia elevation with advertisement at the lower section of awning (1.43m2), 3. Ventilation louvre to rear elevation with ventilation system for kitchen area on roof area.	10.04	Retention Permission
Project Code: 2246/20 Grant Date: 2021-01-06 Project Area (sq m): 192.70	Grant Permission	Planning Permission for development at this site. The site has access to the rear service lane connecting with Westmoreland Park. The development will consist of the construction of a 3-storey residential development on the existing derelict site. It will include 6 one-bedroom apartments with two apartments at each level accessed from a stairs and lift core. It will include 1 No. car parking space to the rear and 9. No cycle spaces to the front. The main pedestrian entrance will be from Chelmsford Road with vehicular	33.51	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
		and pedestrian access to the rear service lane from Westmoreland Park. The development will include balconies & private open spaces to the front and rear at ground, first and second floor levels. Also included will be a green roof, roof lights, a lift shaft over-run and a roof access hatch for maintenance - all at roof level. The front and rear will be landscaped with low level walls, railings planting and box hedges. The development will include all associated drainage, ancillary site works, bin store and services.		
Project Code: 5433/22 Grant Date: 2023-05-29 Project Area (sq m): 192.70	Grant Permission	Planning permission for alterations to the previously granted development (DCC Planning Reference 2246/20). The development will consist of replacement of bike store to Chelmsford Road with reduced height covered bin store, replacement of internal bin store with bike store off ground floor common area and the addition of bike storage to rear courtyard private open space.	33.51	Permission
Project Code: 3585/23 Grant Date: 2023-07-20 Project Area (sq m): 189.20	Grant Permission	The development consist of : (a) the demolition of the existing two-storey return and single storey extension; (b) the construction of a new flat roof extension part single and part two storey to the rear (42.5 sq.m.) with 1no. associated roof light on ground- floor roof and proposed solar panels to the first floor roof extension, (c) the construction of two dormers with metal cladding to the rear, (d) the replacement of the existing UPC windows to the front with timber sash window with amendments to the window openings to the rear, (e) together with all associated ancillary site works.	107.76	Permission
Project Code: 2537/20 Grant Date: 2021-11-09 Project Area (sq m): 188.40	Grant Permission	Permission for development consisting of a rear extension at ground floor (12 sq.m) & first floor (12 sq.m), and an attic conversion with dormer window to the rear and the insertion of 2no. roof lights to front roof.	184.70	Permission
Project Code: 2319/20 Grant Date: 2020-07-14 Project Area (sq m): 187.30	Grant Permission	Permission for development consisting of an attic conversion, with dormer window to the rear and the insertion of 2 no. roof lights to front roof.	165.22	Permission
Project Code: WEB1718/22 Grant Date: 2022-11-11	Grant Permission	Works to the rear comprising of demolition of existing ground-floor extension (23 sq.m) and single-storey bay with glazed lean-to roof (3.6 sq.m), plus, removal of ground window at side of return, plus, construction of new ground-floor single-storey extension (37sq.m), plus, reconstruction single storey bay	113.01	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 181.50		(3.6 sq.m) with double doors, flat roof and parapet, plus, new double doors at ground-floor and repositioning of first-floor window-opening on side-elevation of rear return, plus all associated works		
Project Code: 3202/20 Grant Date: 2020-11-18 Project Area (sq m): 175.30	Grant Permission	PROTECTED STRUCTURE: Planning Permission sought for the following works. New pitched roof to utility area, together with new glazed opes and removal of chimney breast to create open plan kitchen area. Repairs to chimney and chimney structure and to sun room roof. New glazing to rear of sun room. No increase in footprint. Creation of new vehicular access to the rear on Chelmsford Lane by removal of 3.5 meters of stone wall, construction of piers and installation of a sliding gate.	69.45	Permission
Project Code: 3310/22 Grant Date: 2023-07-20 Project Area (sq m): 174.40	Grant Permission	Permission sought for demolition of existing semi-detached dormer house of area c.55 sqm and construction of a new two storey house of area c.140 sqm, with associated site works and landscaping, all on a site of area c.168 sqm located at the rear of 7 Old Mountpleasant, Ranelagh, Dublin 6, fronting onto Oxford Lane.	85.44	Permission
Project Code: WEB1621/18 Grant Date: 2019-03-07 Project Area (sq m): 172.60	Grant Permission	The development will consist of the modification to previous planning grant reference WEB 1306/18, consisting of the addition of 800mm to the length of the first floor extension to increase the first floor area by 2.6sqm.	56.57	Permission
Project Code: 4381/23 Grant Date: 2023-11-28 Project Area (sq m): 172.60	Grant Permission	The development will consist of erection of metal fence on top of existing rear boundary metal frame & roller shutter (overall height not exceeding 3.4m above ground level).	56.57	Permission
Project Code: 3424/23 Grant Date: 2023-06-26 Project Area (sq m): 168.40	Grant Permission	PERMISSION:The development consists of: (i) subdivision of No. 57 Anna Villa, which comprises 1 no. residential dwelling with ancillary family/granny flat as approved under Reg. Ref. 3348/14, into 2 no. two-storey, with attic level storage room, two-bedroom dwellings; (ii) removal of existing entrance to No. 57 Anna Villa and provision of 2 no. separate entrance doors to serve each of the proposed dwellings; (iii) subdivision of private amenity space serving No. 57 Anna Villa through erection of fence (2m height) and relocation of entrance to existing rear storage shed; and (iv) all ancillary works necessary to facilitate the proposed development.	16.10	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: WEB1476/19 Grant Date: 2019-11-11 Project Area (sq m): 162.40	Grant Permission	The change of use from a multi occupancy unit to a single dwelling. The construction of a part one storey, part two storey extension to the rear of the house. The conversion of an attic to storage space including a rooflight and dormer roof window to the rear. The replacement of aluminium windows to the front with timber sash windows. The rebuilding of walls in the rear return. A replacement front door.	56.19	Permission
Project Code: 3074/20 Grant Date: 2021-01-20 Project Area (sq m): 160.00	Grant Permission And Retention Permission	PERMISSION & RETENTION: Permission for retention of existing ground floor, single storey rear extension measuring 24 sqm, new ground floor bay window to side and new rear dormer window to attic.	53.24	Permission
Project Code: 2604/21 Grant Date: 2021-07-23 Project Area (sq m): 159.70	Grant Retention Permission	RETENTION: Retention Permission for a domestic extension, at first floor level, to the rear No. 14 Northbrook Avenue, Ranelagh, Dublin 6, D06 FX95.	152.22	Retention Permission
Project Code: 4016/18 Grant Date: 2019-04-11 Project Area (sq m): 155.30	Grant Retention Permission	RETENTION: Planning Retention for the single storey flat roof dog grooming premises to rear, accessed from rear lane way and advertisement 4.3m2 to south east side elevation and 1.4m2.	197.40	Retention Permission
Project Code: WEB1399/24 Grant Date: NA Project Area (sq m): 154.80	Grant Permission	Permission for proposed new attic dormers to front and rear of existing house, removal of existing eaves and roof detail to front, new porch entrance to front and all associated site works.	29.63	Permission
Project Code: 3586/19 Grant Date: 2019-11-01 Project Area (sq m): 150.00	Grant Permission	PROTECTED STRUCTURE: The development will consist of: The part demolition of the existing single storey garage and store within the curtilage of the existing Protected Structure to rear of No. 74 Ranelagh Village. The construction of a new two storey, two bedroom mews dwelling, including one car parking space, all accessed off Chelmsford Lane. New services connections, external storage space and ancillary site works.	43.99	Permission



Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: WEB1704/22 Grant Date: 2023-03-15 Project Area (sq m): 149.70	Split Decision(Pe rmission & Refusal)	(a) Demolition of existing rear annex extension and the construction of a new part single storey / part two storey extension to the rear of existing dwelling house, (b) minor internal modifications, (c) connection to existing main services on-site, (d) modifications to existing front boundary wall, pillars and steel railings to allow for new vehicular entrance with off street parking. The development will include new pillars, pedestrian / vehicle access gates landscaping and all associated development works.	196.78	Permission
Project Code: WEB1939/20 Grant Date: 2021-03-31 Project Area (sq m): 149.20	Grant Permission	The proposed internal reconfiguration of and alterations to an existing 3 storey terrace property with 3 no. existing 1-bed apartments and a 1 no. existing 2-bed apartment, to create 3 no. 1-bed apartments along with a proposed 1-bed apartment with a study, with the installation of proposed new windows throughout and associated site and construction works to facilitate the development at No. 87 Ashfield Road, Ranelagh, Dublin 6.	41.06	Permission
Project Code: WEB1030/24 Grant Date: 2024-04-10 Project Area (sq m): 147.80	Grant Permission	Permission for the demolition of existing two-storey and single-storey extensions to rear and the construction of new two-storey and single-storey extensions to rear including window bay and rooflights, the replacement of existing front boundary wall with railings and all associated site works including drainage and hard and soft landscaping.	191.73	Permission
Project Code: WEB1528/18 Grant Date: 2019-01-22 Project Area (sq m): 146.90	Grant Permission	The development will consist of revisions to the previously approved planning application (Ref: WEB 1291/18) consisting of increase in width by 1M of the permitted dormer rooflight to the rear roofslope and all associated alterations to the internal layout, site, drainage and landscaping works.	75.21	Permission
Project Code: 2896/21 Grant Date: 2022-04-05 Project Area (sq m): 145.80	Grant Permission	PROTECTED STRUCTURE: Planning permission is sought for the construction of a new mews dwelling at the site to rear of 54 Ranelagh Road, Dublin 6 with access from Orchard Lane. The site is within the curtilage of the protected structure (54 Ranelagh Road, Dublin 6, RPS Ref No. 6980). The works will comprise of the following: a) The demolition of the existing single storey garage structure and vehicular entrance gate accessed off Orchard Lane. b) The construction of 1 no. detached split level mews dwelling (lower ground floor 1750mm below entrance level, upper ground floor 1250mm above entrance level and first floor 4050mm above entrance level) with 2 no. bedrooms and a floor area of 181.59 sqm. A private terrace at upper ground floor level to rear is also proposed. c) Elevational alterations to Orchard Lane including the reconstruction/conservation of the existing ashlar limestone walls bounding the subject site to provide an adapted entrance from Orchard Lane.	80.00	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
		d) Bin storage and bicycle storage within the gated entrance passageway. e) All associated site & landscaping works. Note that there are no works proposed to No. 54 Ranelagh Road, which is a protected structure (RPS Ref. No. 6980), as part of this application.		
Project Code: 2933/20 Grant Date: 2020-10-02 Project Area (sq m): 143.70	Grant Permission	Permission for a change of use of the ground floor retail unit from retail to coffee shop use (area 58.35sq.m). This new use is required to facilitate the transfer of the user from an existing coffee shop kiosk on the same street which will be closed and removed. An application for demolition of this kiosk is being lodged concurrently with this application.	6.51	Permission
Project Code: 2815/21 Grant Date: 2021-08-30 Project Area (sq m): 143.70	Grant Permission	Permission is sought for alterations to shopfront glazing to provide openable hatch	6.51	Permission
Project Code: 4616/22 Grant Date: 2022-11-11 Project Area (sq m): 141.30	Grant Permission	The development will consist of : (1) change of use of ground floor from commercial to residential use; (2) demolition of garage to rear lane; (3) demolition of 1.5 storey rear return walls and roof; (4) removal of shopfront window and shutter, replaced with new windows in existing opening; (5) construction of a new rear, single storey 40m2 extension with pitched roof, consisting of new kitchen , dining area and bathroom; (6) construction of new dormer window to rear facing roof; (7) conversion of attic space to bedroom and en-suite; (8) construction of 6m2 external shed and garden wall to rear; (9) new rear window to stair landing; (10) construction of new fence, gate and landscaping to front garden; (11) provision for 1 no. on street parking place and EV charger to front of dwelling.	148.19	Permission
Project Code: 2252/19 Grant Date: 2019-05-10	Grant Permission	The proposed development consists of the demolition of a 9.7m2 rear shed, the construction of a 7.9m2 ground floor extension to the rear & associated internal alterations, amendments to the existing south-facing windows at first floor to the rear, a new east-facing window at first floor to the rear, the demolition of an existing chimney in the rear return.	129.81	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 139.10				
Project Code: WEB1677/19 Grant Date: 2020-03-03 Project Area (sq m): 139.10	Grant Permission	Planning permission for an extension to the existing dwelling on their site at 6 Oxford Road, Dublin 6, D06 TX36. The development includes the demolition of a 2 storey return totalling 32m2 and a 9.7m2 single storey shed to the rear of the property. The proposed works will consist of a 30m2 flat roofed ground floor extension and a 19m2 flat roofed first floor extension with a smooth render finish. The works also include a new 2.6m2 glazed internal courtyard, alterations to the internal layout and all associated site works	129.81	Permission
Project Code: 2068/19 Grant Date: 2019-06-25 Project Area (sq m): 135.00	Grant Permission	Planning permission for the construction of an additional floor over the existing single storey extension to the rear of 13 Chester Road, a private dwelling and associated works. The works to include: alterations to the existing kitchen extension, the construction of an additional floor over the existing rear extension. New painted hardwood double glazed sliding sash windows to the front. Alterations to the internal layout of the house. The removal of 2 no. chimney breasts and chimney stacks to the rear and 3 no. new roof lights to the rear roof.	94.32	Permission
Project Code: 4831/19 Grant Date: 2020-04-21 Project Area (sq m): 132.70	Grant Permission	PROTECTED STRUCTURE - Permission to demolish dilapidated rear shed, & construct 2 storey two bedroomed dwelling facing rear laneway.	46.38	Permission
Project Code: 4172/22 Grant Date: 2022-09-12 Project Area (sq m): 130.60	Grant Permission	Permission is being sought comprising: alterations to front elevation (north west elevation) incorporating new shop front with feature metal fins, new windows at first floor level to front elevation (north west elevation), backlight signage and associated minor internal alterations to ground and first floor, including associated site works all on a site area of 121.5 sqm.	8.63	Permission
Project Code: WEB1504/22 Grant Date: 2022-08-30 Project Area (sq m): 120.60	Grant Permission	The development consists of: 1. Removal of the existing glazing structure at the first floor rear extension. 2. Demolition of the existing first floor rear extension. 3. Removal of the existing flat roof serving the ground floor rear extension to be replaced with a new lean to roof incorporating a skylight. 4. Construction of a flat roof rear extension on the first floor to consist of an office and a bathroom. 6. Construction of a gable ended pitch roof to the main house for the provision of an attic conversion with a rear facing flat roof dormer window to consist of a master bedroom, walk-in wardrobe and ensuite . 7. General remodel and partial upgrade of the existing dwelling at both ground floor & first floor to suit the proposed layouts. 8. All drainage, structural and associated site works to be implemented.	120.29	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: 3127/20 Grant Date: 2020-10-28 Project Area (sq m): 119.40	Grant Permission	Permission sought for a first floor extension over the existing single storey structure to the rear.	82.58	Permission
Project Code: 3823/20 Grant Date: 2022-01-24 Project Area (sq m): 119.00	Grant Permission	Planning permission for development at this site on lands to the side of existing dwelling. The development will consist of the construction of a new 2 storey 2 bedroom house with pedestrian/cycling access off Westmoreland Park. Two onsite bicycle spaces are proposed in lieu of an onsite car parking space.	109.33	Permission
Project Code: 4310/18 Grant Date: 2019-02-05 Project Area (sq m): 113.90	Grant Permission	Permission for development at No. 8 Ranelagh, Dublin 6, D06T840 for: 1. Demolition of the existing building. 2. The construction of a new retail unit (35.89m2) at ground floor level on the original building footprint with a retail extension to the rear of 34.27m2. 3. Construction of a two bedroom apartment over first and second floor level including a 18.5m2 roof terrace facing north and a 6.0m2 enclosed external storage area serving the apartment to the rear of the first floor. 4. The height of the new building to increase by 0.995m over the original level. 5. All associated signage for the retail unit, ancillary site and ground works and maintaining the existing drainage connections.	9.80	Permission
Project Code: 3706/20 Grant Date: 2021-02-24 Project Area (sq m): 113.20	Grant Permission	Permission is sought for the change of use from office (GFA 90 sq.m.) to 1 no. two bedroom apartment with associated alterations to the first floor property and ground floor entrance.	12.49	Permission
Project Code: WEB1238/24 Grant Date: 2024-05-30 Project Area (sq m): 107.20	Grant Permission	New single storey extension to rear, conversion of attic to non-habitable space with dormer window to rear and velux to front, and all associated site works.	174.18	Permission
Project Code: 2506/19 Grant Date: 2019-06-17	Grant Permission And Retention	PERMISSION & RETENTION: Permission for roof level "velux" fire escape window and Retention Permission for 3-bed terraced end house Pl. Ref. no. 4141/99, alterations to external dimensions/height, attic level bedroom, 3 no. "velux" roof windows, 2 no. on-site front parking spaces, pedestrian side entrance.	122.52	Retention Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 100.90	Permission			
Project Code: 2161/20 Grant Date: 2020-06-22 Project Area (sq m): 95.00	Grant Permission	Permission for development at No. 46 Ashfield Road, Ranelagh, Dublin 6, D06X320 with frontage onto 73 Ranelagh Village at first and second floors only. The development will consist of a change of use of existing offices to GP surgery at ground (entrances/access only), first and second floors, new backlit surgery signage and nameplate adjacent to entrance on 46 Ashfield Road and change of finish from brickwork to render on Ashfield Road elevation at ground floor level.	10.26	Permission
Project Code: 2995/19 Grant Date: 2019-08-21 Project Area (sq m): 87.00	Grant Permission	PROTECTED STRUCTURE: Permission for development at Orchard Lane, Ranelagh Road, Dublin 6. No. 60 Ranelagh Road is a Protected Structure. The development will consist of the demolition of a shed and the construction of one 3-bedroom, 2 storey mews dwelling, with a first-floor terrace facing onto Orchard Lane and a ground floor level rear garden/terrace backing onto the rear garden of No. 60 Ranelagh Road, on all lands opening onto Orchard Lane to the rear of No. 60 Ranelagh Road, Dublin 6, and all associated ancillary works above and below ground.	120.60	Permission
Project Code: 3083/19 Grant Date: 2020-04-17 Project Area (sq m): 86.20	Grant Permission	Permission is sought for proposed 2 storey two bedroom house together with associated site works and new brick boundary wall on site to the rear of property.	184.11	Permission
Project Code: 4648/19 Grant Date: 2020-03-20 Project Area (sq m): 85.40	Grant Retention Permission	RETENTION: PROTECTED STRUCTURE: Permission for (A) the installation of a fitted kitchen at ground floor, (B) for the new tiles and sanitary ware fitted to a new bathroom at first floor, (C) the installation of a roof light and (D) the installation of an internal window located at the staircase half landing.	66.96	Retention Permission
Project Code: WEB1408/20 Grant Date: 2020-10-08 Project Area (sq m): 83.90	Grant Permission	The partial demolition of the existing return, the construction of a new single storey extension to rear and the replacement of windows to the front elevation at No. 8 Elmwood Avenue Lower, Dublin 6, D06 R207	64.29	Permission
Project Code: 3024/20 Grant Date: 2021-02-18	Grant Permission	Refurbishment of existing apartment at first floor level including revised elevations and construction of a second floor extension (approx.38 sq.m) to the apartment including roof terrace with glazed screens.	97.39	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 83.90				
Project Code: 4403/23 Grant Date: NA Project Area (sq m): 81.30	Grant Permission	PERMISSION: For: a) a single storey rear extension (which is exempt from planning control) and a first floor side extension including roof terrace over existing converted garage of semi-detached two-storey house; b) new Velux roof window to front of roof and one to the side of new extension; c) alterations to front garden including moved and widened vehicular entrance, new gate piers and sliding timber gate, all at 27 Anna Villa, Ranelagh, Dublin 6.	192.18	Permission
Project Code: 4290/18 Grant Date: 2019-02-04 Project Area (sq m): 78.30	Grant Permission	Planning Permission for the demolition of existing two storey extension and the construction of two storey extension to rear of existing house at Ground floor circa 16.50 sqm and First floor circa 4.0 sqm and 6 rooflights and all associated site works.	54.61	Permission
Project Code: 4272/19 Grant Date: 2020-01-28 Project Area (sq m): 76.60	Grant Permission	Permission is sought for a rear, ground floor extension at No. 12/12A Collier's Avenue, Ranelagh, Dublin 6, an Architectural Conservation Area. The works include a rear flat-roof extension with roof-lighting, an additional roof-light in the existing flat roof to the rear, internal remodelling and miscellaneous other works.	20.46	Permission
Project Code: 3602/19 Grant Date: 2019-11-01 Project Area (sq m): 75.80	Grant Permission	PROTECTED STRUCTURE: Development at the rear of a protected structure, comprising construction of a 72 sqm one bed two storey mews with access on to Marlborough Lane, Dublin 4, and all associated services and site works.	132.88	Permission
Project Code: WEB1944/22 Grant Date: 2023-05-23 Project Area (sq m): 74.40	Grant Permission	The demolition of existing rear two storey extension and the construction of two storey extension to rear of existing house at ground floor circa 17sqm and first floor circa 5sqm and 6 roof lights. All of the above to include all associated ancillary site works at the above address.	84.87	Permission
Project Code: WEB1012/22 Grant Date: 2022-04-21 Project Area (sq m): 72.50	Grant Permission	Additional works proposed to previously approved planning permission (Reg Ref:2747/21) to include the removal and rebuilding of the existing first floor return bathroom with a new rooflight and raised mono-pitch roof profile, a new rooflight added to rear roof slope adding light to attic along with associated site works	139.24	Permission

Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Code: 2747/21 Grant Date: 2021-08-18 Project Area (sq m): 71.90	Grant Permission	Planning permission for the following works: (a) demolition of existing single storey lean-to shed to rear; (b) proposed single storey flat roof extension incorporating rooflights to rear; (c) proposed new velux window to roof and replacement window to side of rear first floor bathroom return, along with associated internal modifications and siteworks.	139.26	Permission
Project Code: WEB1815/21 Grant Date: 2021-11-09 Project Area (sq m): 65.90	Grant Permission	1/ Demolition of existing single storey extensions to rear 2/ Construction of a part 2 storey, part single storey extension to rear 3/ Removal of existing half landing window to rear to facilitate access to new extension 4/ Demolition of part lane wall to rear and reconstruction of lane wall in salvaged brick with altered gate location. All together with associated internal modifications, site and landscape works	175.85	Permission
Project Code: 4138/19 Grant Date: 2020-03-26 Project Area (sq m): 63.40	Grant Permission And Retention Permission	RETENTION & PERMISSION: Permission is sought for retention of minor departures from approved plans at dwelling (DCC Plan Ref: 2960/16, An Bord Pleanála Ref: PL29S.246883) and for completion of brick finish to west elevation, at the 2-storey, one-bedroomed, detached dwelling 16 Cullenswood Park, Ranelagh, Dublin 6, D06 F6Y3.. The modifications include minor increase in height and length, minor re-positioning of dwelling westward, minor revisions to floor plans, fenestration, garden boundaries and brick-finish.	2.64	Permission
Project Code: 4520/19 Grant Date: 2020-03-03 Project Area (sq m): 62.10	Grant Permission	The development will consist of reconfiguration of the existing internal floor levels to allow conversion of the attic space for bedroom use. Demolition of existing chimneys, alterations and addition of windows and 2 no. velux to the Chester Road elevation, addition of 1 no. velux to rear, provision of a railed garden space to match the adjacent properties on Oxford Road. Internal renovations and new foul drainage connections with associated site works.	151.03	Permission
Project Code: 3316/24 Grant Date: 2024-05-30 Project Area (sq m): 43.30	Split Decision (Permission & Refusal)	RETENTION: The development to be retained consists of a change-of-use from a previously existing alterations shop to a barber shop along with the erection of a new associated signage and shopfront and associated site works.	33.58	Retention Permission
Project Code: WEB1545/21 Grant Date: 2021-10-29	Grant Permission	The development will consist of the removal of the existing single storey rear extension and the construction of a new two storey split level flat roofed extension to the rear of the existing house and all ancillary works, to include an external patio area at rear ground floor level and timber screening to windows at first floor level.	3.50	Permission



Project Details	Decision	Description	Distance from Proposed Development (m)	Status
Project Area (sq m): 39.50				
Project Code: 3710/23 Grant Date: 2023-08-15 Project Area (sq m): 35.90	Grant Permission	The development will consist of the increase in height by 1.1m of the existing detached single storey flat roof domestic garage building and with a new flat roof. Other works include partial demolition of parts of the existing structurally damaged external walls and re-building, complete demolition and re-alignment of garage wall to rear of garage of 42 Ashfield Road and all necessary ancillary site development works to facilitate this development.	78.61	Permission
Project Code: 2932/20 Grant Date: 2020-10-02 Project Area (sq m): 9.20	Grant Permission	Permission for the demolition of an existing coffee kiosk (area 6sq.m) and ancillary fencing etc., erected to the front of 18 to 20 Ranelagh, Dublin 6, D06 DC68 to include all ancillary works required to make good the existing building finishes.	7.22	Permission
Project Code: WEB2092/23 Grant Date: 2024-03-19 Project Area (sq m): 2.90	Grant Retention Permission	Retention permission for a self-service parcel locker unit for the storage and retrieval of postal items with integrated digital screens and rain canopy at the front of 18 to 20 Ranelagh, Dublin 6.	5.53	Retention Permission

## Appendix VI An Bord Pleanála applications in the vicinity<sup>45</sup> of the proposed scheme<sup>46</sup>

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)
300772	2018-08-30	Is development and is exempted development	Whether the minor increase in parapet height of two-storey dwelling, as constructed, over that permitted under Dublin City Council Ref.No. 2690/16, An Bord Pleanála Ref.No. 29S.246833, is or is not development	3

<sup>45</sup> Parameters used: An Bord Pleanála applications within a radius of 200m around the proposed scheme boundary

<sup>46</sup> See also An Bord Pleanála application BusConnects 12 Bus Corridor Schemes for Dublin City – which are considered in detail for in-combination effects in s3.5.2

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)
			or is or is not exempted development under the Planning and Development Act 2000 (as modified) and the Regulations made thereunder.	
301611	2018-11-22	Grant permission with revised conditions	PROTECTED STRUCTURE: The development will consist of: The part demolition of the existing single storey garage and store to the rear site. The construction of a new two storey, two bedroom mews dwelling, including one car parking space, all accessed off Chelmsford Lane. New services connections, new boundary wall and ancillary site works.	45
302013	2018-11-06	Appeal withdrawn S.140(1)(a)	Demolition of existing workshop buildings and the erection of 4 no. three storey houses with off street car parking and associated works.	72
303200	2019-06-14	Is development and is not exempted development	Whether the "as constructed" structure, incorporating an increase in height and an increase in length over that permitted under Dublin City Council register reference number 2690/16 (ABP appeal reference number PL 29S. 246883) at 16 Cullenswood Park, Ranelagh, Dublin 6 is or is not development or is or is not exempted development.	2
303236	2019-04-11	Grant permission with revised conditions	RETENTION: of the single storey flat roof dog grooming premises to rear, accessed from rear lane way and advertisement	197
304081	2019-06-25	Grant permission with revised conditions	Construction of an additional floor over the extension to the rear.	94
304438	2019-08-21	Grant permission with revised conditions	PROTECTED STRUCTURE: Installation of floodlights around perimeter of sports pitch, comprising 6 lighting columns with a total of 18 pole top luminaires	3
304593	2019-09-16	Grant permission with revised conditions	Relocation of existing entrance, re-arrangement of car parking bays and construction of an extension to club house.	120
305238	2019-12-05	Grant permission with revised conditions	Demolition of roof and 3rd floor office accommodation, and construction of a stepped back 3rd floor of office accommodation, with roof terrace fronting onto Sandford Road.	1
306249	2020-03-26	Grant permission with revised conditions	RETENTION & PERMISSION: retention of minor departures from approved plans at dwelling (DCC Plan Ref: 2960/16, An Bord Pleanála Ref: PL29S.246883) and for completion of brick finish to west elevation,	3
306671		Case is due to be decided by 22/06/2020	Extension to dwelling and demolition of a 2 storey return and single storey shed . Construction	130

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)
			of flat roofed extension and a flat roofed first floor extension.	
307452	2020-10-19	Grant permission with conditions	Permission to construct a first floor level rear extension to existing 2-storey dwelling.	35
307671	2020-11-09	Grant permission with revised conditions	Extension to ground floor and attic conversion.	185
308318	2021-01-20	Grant permission with revised conditions	PERMISSION & RETENTION: retention of ground floor, single storey rear extension, new ground floor bay window to side and new rear dormer window to attic.	53
308752	2020-11-23	Invalid- fee S.127(1)(f)	PROTECTED STRUCTURE: Subdivision of existing two storey terraced house into 2 no. separate dwellings. Construction of 1 no. new two storey dwelling to rear of existing site.	42
310240		Case is due to be decided by 16/09/2021	Retention permission to retain the LED advertising sign structure at first floor level at, and permission to convert its usage to a LED display sign which will carry a series of alternating static advertisements (6 per minute).	10
310426	2022-01-24	Grant permission with revised conditions	Construction of 2 storey house with pedestrian/cycling access.	109
311692	2022-12-22	Grant permission with revised conditions	Construction of a 4 storey Health Care Centre	63
312796	2022-05-31	Grant permission with revised conditions	Construction of house and all associated site works	193
314227	2023-07-20	Grant permission with revised conditions	Demolition of existing dwelling and the construction of house with associated site works.	85
314724		Requires Further Consideration	Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]	0
314840	2023-11-08	Grant Permissions with Conditions	Retention of entrance. Construction of a new extension and amendments to the building.	28
314885	2023-03-08	Appeal withdrawn S.140(1)(a)	Demolition of extension, construction of extension, internal modifications and all associated site works	197
315117	2024-01-18	Allow appeal amend conditions	Fire Safety Certificate: Construction of Primary Care Centre	150
315537	2024-01-26	Grant permission with revised conditions	PROTECTED STRUCTURE: Alterations to house, landscaping and all associated site works.	192

ABP case ID	Date	Decision	Description	Distance from proposed dev. (m)
315885	2023-08-15	Application declared withdrawn S.140(2)(b)	Retention for change of use from storage to kitchen area, advertisement signage and ventilation system	10
316272		Further consideration required	Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme	1
318514		Case is due to be decided by 04/04/2024	Construction of extensions, alterations to garden and all associated site works.	192
318954		Case is due to be decided by 04/06/2024	Protected structure: Installation of solar panels, retention of terrace with all associated site works	119
246102	2016-05-30	Grant permission with revised conditions	Demolition of two storey buildings and construction of 5 storey mixed use building containing a boutique hotel.	7
246883	2016-10-05	Grant permission with conditions	Demolish single storey detached garage and construct 2 storey one bedroomed detached dwelling.	3
247575	2017-03-16	Grant permission with revised conditions	Relocate existing hospital services in single storey prefab. Structure linked to Phoenix Ward, The Royal City of Dublin Hospital ( HSE Baggot Street Hospital).	63
248230	2017-08-29	Grant permission with revised conditions	Change of use from 9 bedsits to single dwelling house. Demolition of existing rear extension and construction of new three storey extension to side and rear and works to protected structure.	192
249401	2018-03-05	Grant permission with revised conditions	Partial demolition of dwelling extension, reconstruction of 3 storey extension, roof replacement, dormer enlargement, provision of roof lights and associated site works.	186

## Appendix VII Contributor Details

**Technical assistant - Callum O'Regan** is an ecologist who holds a B.Sc. degree in Zoology from University College Cork and obtained a Master's degree in Conservation Behaviour from Galway-Mayo Institute of Technology in 2021. Callum has skills in data management and analysis, report writing and mapping. Callum has also worked on the preparation of a number of reports including Ecological Impact Assessments (EclAs) and Appropriate Assessment Screenings for private and public projects of various sizes and complexities.

**Author - Karen Dylan Shevlin** is a lead ecologist with over 9 years' experience working in multiple capacities in ecology in Irish and international research institutions and organisations, and holds a MSc (Dist.) in Biodiversity and Conservation from Trinity College Dublin (2013). Karen has significant skills in leading ecological surveys of bats, birds, insects, habitats and mammals, alongside data analysis, mapping and compiling reports. Karen has worked on producing AA screenings, NISs, and EIARs for a range of public and private projects ranging from smaller facilities upgrades projects to major wind turbine sites. Karen is also a specialist in ecological theory and the impacts/effects that altering natural dynamics may have on the surrounding environment. This combination of skills and knowledge provides the backbone of the assessment process, and ensure that all of the baseline and detailed data gathered in the field is interpreted in a manner that is grounded in best scientific knowledge.

**Reviewer - Paul Fingleton** has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines and accompanying Advice Notes on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.