



Comhairle Contae Fhine Gall
Fingal County Council

Fosterstown Local Area Plan

Habitats Directive Assessment Screening

November 2009

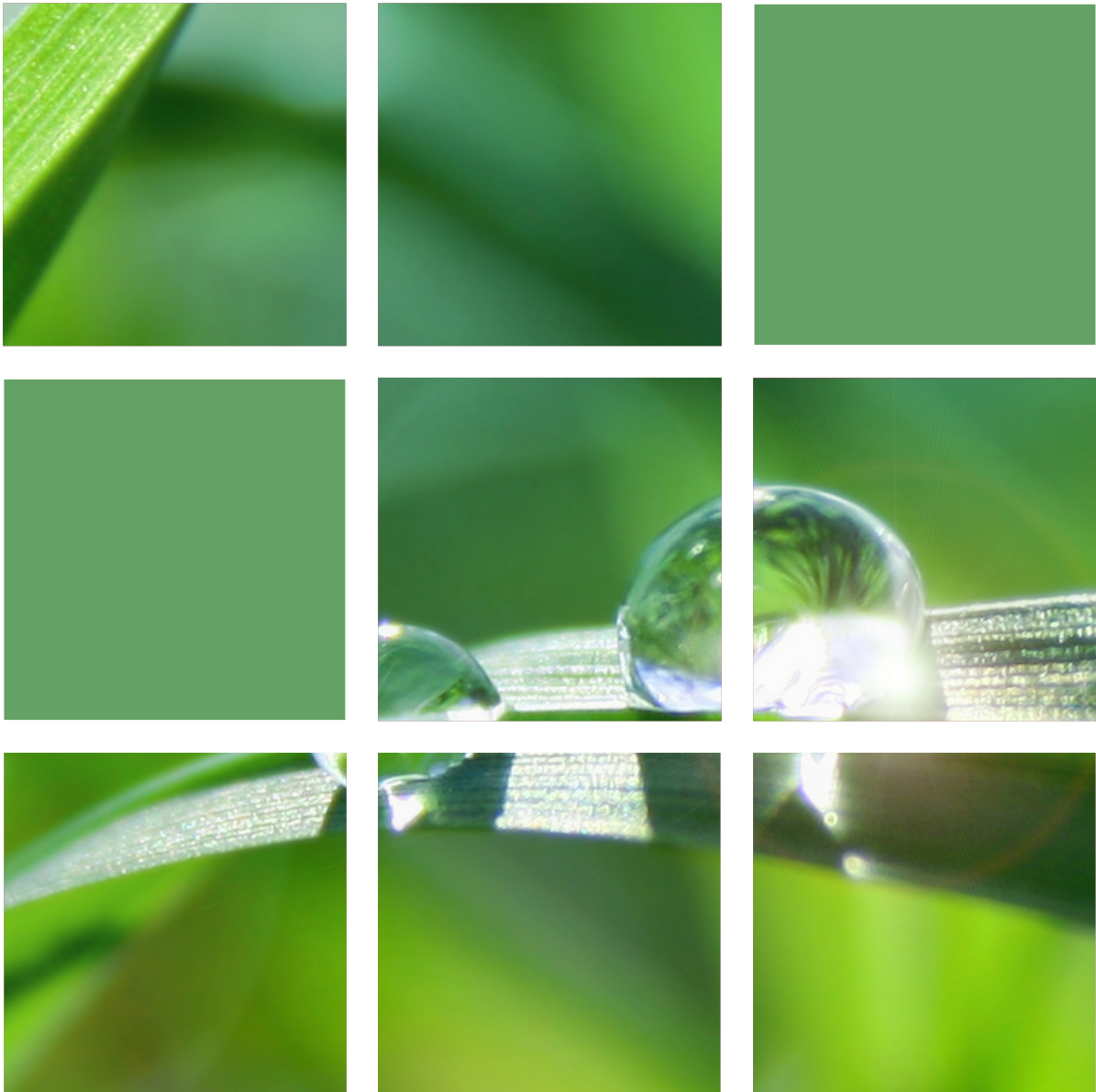


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1 INTRODUCTION

1.1 BACKGROUND

This report comprises information in support of screening for Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) of the draft Local Area Plan (LAP) for Fosterstown, Swords, Co. Dublin. The report has taken into consideration the European Commissions publication- 'Assessment of plans and projects significantly affecting Natura 2000 sites'- *Methodological guidance on the provisions of Articles 6 (3) and (4) of the Habitats Directive 92/43/EEC* and Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government.

1.2 FOSTERSTOWN LAP

Fingal County Council is preparing a draft LAP for Lands at Fosterstown, Swords. The lands comprise approximately 13.14 hectares (32.5 acres) and are zoned RS1 in the Fingal County Development Plan 2005-2011 *"to provide for new residential communities in accordance with approved Local Area Plans and subject to the provision of the necessary social and physical infrastructure"*

The purpose of the Draft LAP is to set out the optimal development strategy for the proper planning and sustainable development of these RS1 zoned lands, which are strategically located at the southern 'Gateway' to Swords, along the proposed Metro North route and north of Dublin Airport.

The Draft LAP sets out the development framework for future development within the Plan Area. It will set out the parameters for future development on these lands in terms of layout, access, vehicular access, pedestrian permeability, residential density, building heights, infrastructural requirements, public open space; urban design, and community and social facilities.

The development of these lands could potentially yield approximately 1,300 residential units at an average net density of 100 units per hectare. The population is expected to be circa 3000.

1.3 FOSTERSTOWN LAP AND THE SWORDS VISION

Fingal County Council is currently preparing a new Town Plan for Swords, with the primary focus being the incorporation and optimisation of the opportunities arising from the arrival of Metro North in 2013, which terminates at Belinstown (north of Swords). This new Plan will take the form of a comprehensive LAP or series of LAPs to integrate with Metro North, and facilitate an emerging city of 100,000 population. In the interim, the planning authority has published a Strategic Vision for Swords (Your Swords, An Emerging City, Strategic Vision 2035) which will inform the LAP(s) and which will provide a context for Metro North. The Council have outlined in the Strategic Vision that they are committed to carrying out Strategic Environmental Assessment and Appropriate Assessment for each emerging LAP, which will address the cumulative impacts on Swords.

The draft Fosterstown LAP is one element of the Strategic Vision and this screening statement fulfils part of the commitment to carry out Appropriate Assessment. In addition to the draft Fosterstown LAP, the Council are preparing LAPs for the Oldtown/Mooretown and Barrysparks areas of Swords and these will also be subject to screening for Appropriate Assessment.

1.4 LEGISLATIVE CONTEXT

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as “The Habitats Directive”, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (AA):

“Any plan or project not directly connected with or necessary to the management of the [Natura 2000] 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 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.” This requirement is implemented in the Republic of Ireland by the European Communities (Natural Habitats) Regulations SI 94/1997, under Regulation 31 (Annex 1.2).

Article 6(4) states *‘If, in spite of a negative assessment of the implications for the [Natura 2000] site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted’.*

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

1.5 STAGES OF THE APPROPRIATE ASSESSMENT

This screening assessment has been prepared in accordance with the European Commission Environment DG document “Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC”, referred to as the “EC Article 6 Guidance Document”. The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Article 6(3) and (4) of the Habitats Directive, and are viewed as an interpretation of the EU Commission’s document “Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC”, referred to as “MN2000”.

In complying with the obligations under Article 6(3) and following the EC2000 and MN2000 Guidelines, this screening document has been structured as a stage by stage approach as follows:

1) Screening stage

- Description of the project;

- Identification of Natura 2000 sites potentially affected;
- Identification and description of individual and cumulative impacts likely to result;
- Assessment of the significance of the impacts identified on site integrity. Exclusion of sites where it can be objectively concluded that there will be no significant effects.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any negative impacts on European sites by identifying possible impacts early in the plan-making, and writing the plan in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in adverse effects, and no further practicable mitigation is possible, then it is rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

2 SCREENING

2.1 DESCRIPTION OF THE PROJECT OR PLAN

2.1.1 Key Principles and Objectives of Development Strategy

The LAP sets out the development framework for the future development within the Plan Area to enable the development of a well-designed high quality modern urban residential development area adjoining Swords town centre. The following are important considerations in determining the optimal development strategy:

- The strategic location of the LAP lands at the edge of Swords and along the route of the proposed Metro North line.
- The need to fully integrate the subject lands with existing residential development and Swords Town Centre and in particular to promote the development of a permeable development, with public transport/vehicular/pedestrian/cyclist linkages with the surrounding environment, particularly the local neighbourhood centre at Boromhe, Metro North and Swords town centre.
- Promoting the development of a high quality urban residential area which 'fits' well into the physical and built environment at the southern 'gateway' to Swords.

2.1.2 Key Elements of the Plan

Key elements in the development strategy for the subject lands will be as follows:

- Numbers of residential units: providing for a maximum of circa 1300 residential units [circa 3000 population] on the subject lands.
- A single phase of the development may be allowed to proceed to a maximum of 150 units using an on site treatment system which discharges to the nearest available sewer.
- Distributor Road network: [1] providing for an east- west distributor road through the northern section of the site connecting the Forrest Road and the R132 [The Fosterstown Link Road]. This route will carry a significant volume of traffic and play a wider role in the transport movement strategy to the south/southwest of Swords and [2] Providing for a north-south distributor road through the development lands linking the Forest Road to the R132. Two access/egress points are identified on the Forest Road and one left in/out only access point from the R132.
- Distinct Character areas/ Quarters: providing for the development of a three distinct quarters within the subject lands. Each quarter shall have its own distinct character and shall be well integrated with the other quarters.
- Public open space and recreational strategy: providing for the development of a high quality network of Class 2 public open space within the subject lands and providing for the development of Class 1 public open space off site.

- Green routes: providing for safe pedestrian and cycle linkages throughout the subject lands and linking the LAP lands with [1] the Fosterstown Metro stop; [2] adjoining residential development to the west [along Forrest Road] , south and south west [at Boromhe] and [3] Swords town centre.
- Local Services: providing for a neighbourhood centre at a central location in proximity to the metro.
- Urban Design Strategy: an urban design strategy which promotes the development of a high quality urban residential area at the southern 'Gateway 'to Swords:
- Existing residential amenities: ensuring the protection of the residential amenities of existing housing adjoining the subject lands by minimising visual intrusion, overlooking and overshadowing.
- Landscaping Strategy: providing for strategic landscaping to be implemented within the subject lands.
- Foul Drainage: providing for temporary on site treatment facilities for a limited number of residential units subject to the specific requirements of Fingal County Council being met . No additional development may take place until such time as the capacity of the Swords WWTP is increased.
- Surface Water Drainage: A SuDs strategy will be incorporated in the design and layout to ensure control of the quantity and quality of surface waters leaving the area.

2.1.3 Adjacent Zonings

The land to the north of the proposed LAP is zoned MC, 'to protect, provide for, and or improve major town centre facilities'. The land to the south is zoned RS1 and has been the subject of a previous AAP. To the west of the proposed LAP, the lands are zoned RS, 'to provide for residential development and to protect and improve residential amenity'. The lands to the east are zoned GI, 'to facilitate opportunities for general industrial employment and related uses in industrial areas'

The proposed Metro Line along the R132 adjoins the LAP lands. The Fosterstown stop is located on the east side of the R132 opposite the subject lands.

2.1.4 Existing environment at the LAP lands

The LAP lands have been surveyed by ecologists and comprise semi improved grassland with hedgerows, scrub and trees. Most of the lands comprise semi- improved grassland. Field hedgerows (primarily Hawthorn, Elder and Blackthorn) incorporating trees (ash, beech, sycamore and willow) dominate the perimeter of the subject lands. The most mature tree specimens are found to the north of the study area, adjacent to the older residential properties. Mature beech trees dominate. There is also a significant copse of trees, adjoining the northeast boundary of the subject lands. Field hedgerows incorporating some trees divide the area into five parcels.

The hedgerow habitat with trees is evaluated as containing semi-natural features and being of local importance to wildlife. No birds of conservation concern were recorded on site. No badger setts were recorded. No signs of bat activity were observed. No species of conservation concern were recorded on site. A stream crosses the southern part of the LAP lands. This is a minor tributary of the Gaybrook

River, which has been culverted at Baroimhe. It ultimately discharges to the Malahide Estuary which is designated as an SAC and SPA.

Topographically, the plan lands undulate significantly, with a fall across the site of approximately 13m from a high point in the south-west (+47m) to the north-east (+34m). There is a significant level change across the centre of the plan lands, where an existing east-west hedgerow and stream drop down within a small valley across the land.

2.1.5 Foul Sewerage and the Water Services Strategy

The wastewater treatment works at Spittal Hill Road treats sewage effluent for the agglomeration of Swords. The main contribution to the treatment works is from domestic sources with additional contributions from commercial developments in the Swords area and a number of IPPC licensed industries. The treatment works discharges treated effluent to the Broadmeadow River at the top of the estuary just slightly upstream of the M1 Motorway Bridge. There has been a treatment works on the Spittal Hill site and a discharge to the Broadmeadow River since 1927. Ministerial approval was granted in 1998 for the upgrading of the existing treatment works in two phases following the submission of an Environmental Impact Statement. Phase 1 of the upgrade has expanded the works to cater for a population equivalent (p.e.) of 60,000 and Phase 2 would add a further 30,000 p.e. to the capacity of the works.

At present, Swords WWTP is operating at its design capacity of 60,000 p.e. and has resulted in breaches of minimum quality standards for effluent discharge on a regular basis. Fingal County Council intends to upgrade the plant to 90,000 p.e. in the medium term and are investigating the possibility of expanding to 140,000 in the long term. The Council have applied for a discharge licence to operate the existing plant and an Appropriate Assessment was carried out in parallel with this process. The assessment found that there is no significant impact caused by the discharge from the Swords WWTP.

Fingal County Council Water Services have identified that although Swords WWTP is operating at its capacity to treat raw sewerage, there is hydraulic capacity at the plant to deal with approximately 10,000 p.e. hydraulic load. This would allow for some development to proceed, provided that temporary onsite treatment works are included in the design and that this treated waste water is discharged to the existing sewerage network. The Council propose that they will prioritise development that will stimulate employment and the economy and are deemed to have only a minimal or negligible impact on effluent quality. Any proposed development which does not meet this condition will only be considered if temporary on site treatment is feasible and is included in the design, to be decommissioned on completion of the permanent upgrade. This strategy will apply to any development provided for by Swords Strategic Vision and its associated LAPs.

This has a number of implications for any development provided for by the Fosterstown LAP. Construction of the majority of residential units cannot go ahead until sufficient wastewater treatment capacity has been developed. In the interim, a single phase of development may be allowed to proceed to a maximum of 150 units using an on site treatment system. This treatment system will provide tertiary treatment to the sewerage and will ultimately discharge to the nearest available sewer and the Swords WWTP.

All foul infrastructure will be designed and constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage works and should comply with the Greater Dublin Strategic Drainage Study (GSDSDS).

2.2 MEASURES INCLUDED IN THE PLAN TO AMELIORATE IMPACTS

2.2.1 Foul Drainage

Swords Waste Water Treatment Plant is operating at its design capacity of 60,000 PE (population equivalent) and does not have the capacity to accommodate development within the LAP lands.

Temporary on site treatment facilities may be permitted by Fingal County Council [as the SWWTP has the hydraulic capacity to accommodate additional 'throughput'] for a small number of residential units subject to the following requirements being met:

- The maximum number of residential units which can be served is 150.
- The standard of treatment required is tertiary ;
- That the treated effluent shall be discharged to the sewer network and not the stream.
- The required buffer zones shall be provided (minimum 50 metres from existing or proposed residential units)
- The temporary treatment plant will be decommissioned when the Swords WWTP has additional capacity.
- Future monitoring requirements in relation to the effluent quality discharging from temporary treatment facility to sewer.
- No further development (above the 150 residential units mentioned above) will be permitted within the LAP lands until such time as the capacity of the Swords WWTT is increased.
- The treatment plant shall be designed so that, in the event of a breakdown of the treatment plant, the risk of foul effluent being discharged to the stream is minimised.

2.2.2 Storm water Management - SUDS

A stream, a minor tributary of the Gaybrook Stream traverses the LAP lands. Culverting of this stream shall not be allowed. The stream shall be retained with a 10 metre riparian corridor on both sides of the stream. This riparian corridor shall widen out into public open space areas

The GDSDS (Greater Dublin Strategic Drainage Study) policy document, adopted by Fingal County Council includes a set of drainage criteria which aims to minimise the impact of urbanisation. One objective of this document is to ensure that all new development incorporates a storm water management plan, with the aim of replicating the runoff characteristics of the greenfield site. Sustainable Urban Drainage Systems (SUDS) require that surface water be separated from foul flows and controlled on site, with the view of minimising discharge of storm water from the site.

All development within the LAP lands will be subject to appropriate design and must detail how surface water runoff will be disposed of. A storm water management plan, designed in accordance with the Greater Dublin Strategic Drainage Study – Volume 2 must be incorporated into all new developments. To mimic natural catchment processes as closely as possible, a “treatment train” approach is required.

The storm water management plan should comprise of a series of features which incrementally reduce pollution, flow rates and volumes of runoff.

In addition to the individual storm water management systems, site control measures will be installed. These installations will deal with runoff on a catchment scale rather than at source level. It is envisaged that attenuation facilities, i.e. detention ponds or basins will be located according to topography. The design and location of these regional and all source and site facilities must be in accordance with Fingal County Council's requirements, which preclude their location within water course riparian corridors. Underground attenuation tanks or similar structural devices are not acceptable.

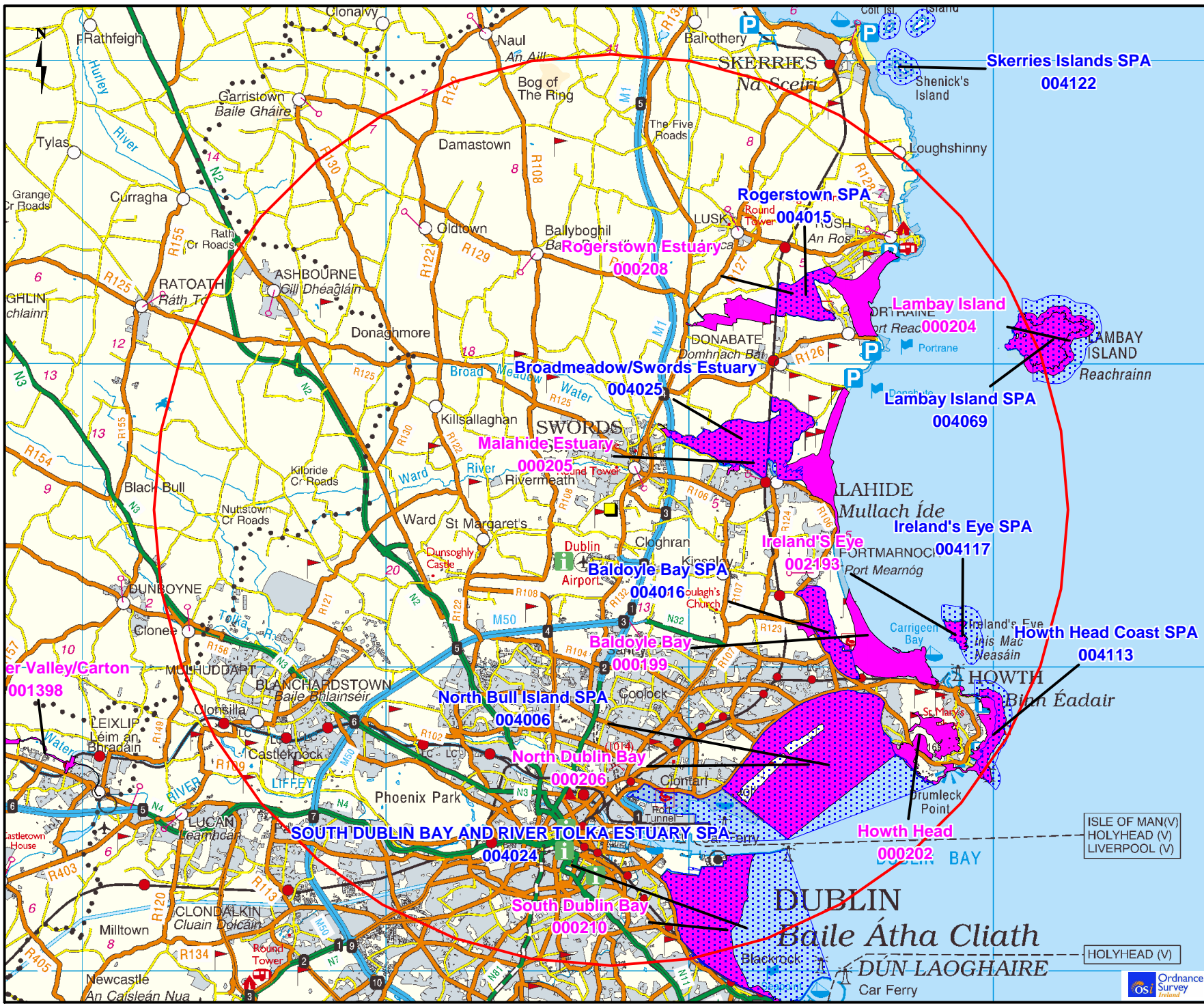
2.3 BRIEF DESCRIPTION OF THE NATURA 2000 SITES

This section of the screening process describes the Natura 2000 sites within a 15km radius of the LAP area. A 15km buffer zone was chosen as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process.

Table 2.1 lists the Natura 2000 sites that are within 15km of the plan area and Figure 1 shows their locations in relation to the plan area. The qualifying features for each site have been obtained through a review of the site synopses available from the NPWS website.

Table 2.1: SACs within 15km of the Fingal Development Plan area.

Site Code	Site Name	Qualifying Feature	
		Annex I habitat	Annex II Species
000204	Lambay Island	Vegetated sea cliffs of the Atlantic and Baltic coasts	<i>Halichoerus grypus</i> (Grey Seal)
000208	Rogerstown Estuary	Tidal mudflats and sandflats, estuaries, <i>Spartina</i> swards, Atlantic salt meadows, Mediterranean salt meadows, Marram dunes, Fixed dunes and <i>salicornia</i> mud.	
000205	Malahide Estuary	Tidal mudflats and sandflats, Atlantic salt meadows, <i>Spartina</i> swards, Mediterranean salt meadows, <i>Salicornia</i> mud, Marram dunes and fixed dunes.	
000199	Baldoye Bay	Tidal mudflats and sandflats, Atlantic salt meadows, <i>Spartina</i> swards, Mediterranean salt meadows and <i>Salicornia</i> mud.	
000202	Howth Head	Dry heath and Vegetated sea cliffs.	
002193	Ireland's Eye	Perennial vegetation of stony banks and vegetated sea cliffs.	
000206	North Dublin Bay	Tidal mudflats and sandflats, Atlantic salt meadows, <i>Spartina</i> swards, Mediterranean salt meadows, <i>Salicornia</i> mud, Marram dunes, fixed dunes, Embryonic shifting dunes and annual vegetation of drift lines.	<i>Petalophyllum ralfsii</i> (Petalwort)
000210	South Dublin Bay	Tidal mudflats and sandflats.	



Legend

- Fosterstown
- 15 km Buffer
- SAC
- SPA

Client
Fingal County Council
Comhairle Contae Fhine Gall

Project
Appropriate Assessment Screening
for Fosterstown LAP

Title
Designated Areas within
15 km of Fosterstown

Figure 1

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Notes

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Table 2.2: SPAs within 15km of the LAP area.

Site Code	Site Name	Qualifying Feature Annex I species
004069	Lambay Island SPA	Peregrine Falcon
004015	Rogerstown SPA	Golden Plover and Ruff
004016	Baldoyle Bay	Golden plover and Bar tailed Godwit
004025	Broadmeadow/Swords Estuary SPA	Golden Plover, Bar-tailed Godwit and Ruff.
004113	Howth Head Coast SPA	Kittiwake and Peregrine Falcon.
004117	Ireland's Eye SPA	Peregrine Falcon.
004006	North Bull Island SPA	Light-bellied Brent Goose, Shelduck, Teal, Pintail, Shoveler, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Turnstone and Black-headed Gull.
004024	South Dublin Bay And River Tolka Estuary SPA	Light-bellied Brent Goose, Oystercatcher, Golden Plover, Grey Plover, Knot, Sanderling, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern and Arctic Tern.

2.4 ASSESSMENT CRITERIA

2.4.1 Direct, Indirect or Secondary Impacts

Table 2.1 and 2.2 list the Natura 2000 sites within 15 km of the Plan area. There are 16 sites in all, eight SACs and eight SPAs. None of the Natura 2000 sites lie within the boundaries of the Fosterstown LAP lands, therefore no direct impacts will occur through landtake or fragmentation of habitats. In addition, the LAP lands are approximately 4 km from the closest Natura 2000 site (Malahide Esturay SAC and Broadmeadow/Swords SPA). Therefore, no significant impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the Plan's policies. The Plan also includes a public open space strategy that provides for the development of a high quality network of public open space both on and off site. This will provide an alternative destination for people who might otherwise increase the recreational pressure on Rogerstown and Malahide Estuaries.

Construction of residential units will lead to increased demand for water fit for human consumption and increased pressure on existing and future waste water treatment systems. Depending on where this water is abstracted from, this can lead to impacts on groundwater fed habitats (i.e. petrifying springs) through dewatering or abstraction. Water for the Swords area is extracted from the River Liffey at Leixlip. It is treated at the Leixlip waterworks and is pumped to the Swords area through a series of reservoirs and pipelines. The planned extension to the Leixlip Water Treatment plant will ensure that adequate water fit for human consumption is available to supply the new development.

More houses will lead to more sewage and potentially the addition of nutrients resulting in changes to the quality of water bodies to which the treated effluent is ultimately discharged. Provisions have been incorporated into the draft LAP to ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters.

Table 2.2 Potential Direct, Indirect and Secondary Impacts of Draft Fosterstown LAP on SACs

Site Name	Direct Impacts	Indirect/ Secondary	Resource Requirements (Drinking Water Abstraction Etc.)	Emissions (Disposal to Land, Water or Air)	Excavation Requirements	Transportation Requirements	Duration of Construction, Operation, Decommissioning
Lambay Island SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Rogerstown Estuary SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Malahide Estuary SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Baldoyle Bay SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Howth Head SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Ireland's Eye SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
North Dublin Bay SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
South Dublin Bay SAC	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Lambay Island SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat

Site Name	Direct Impacts	Indirect/ Secondary	Resource Requirements (Drinking Water Abstraction Etc.)	Emissions (Disposal to Land, Water or Air)	Excavation Requirements	Transportation Requirements	Duration of Construction, Operation, Decommissioning
Rogerstown SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Baldoyle Bay	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Broadmeadow/Swords Estuary SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Howth Head Coast SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
Ireland's Eye SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
North Bull Island SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat
South Dublin Bay And River Tolka Estuary SPA	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat	No impact on qualifying habitat

2.4.2 Likely Changes to the Site

The likely changes that will arise from the draft plan have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 sites. Overall, it has been found that the implementation of the Fosterstown LAP will not cause any changes to the integrity of the Natura 2000 sites.

Table 2.3 Likely Changes to Natura 2000 Sites

Site Name	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
Lambay Island SAC	None	None	None	None	None	None
Rogerstown Estuary SAC	None	None	None	None	None	None
Malahide Estuary SAC	None	None	None	None	None	None
Baldoyle Bay SAC	None	None	None	None	None	None
Howth Head SAC	None	None	None	None	None	None
Ireland's Eye SAC	None	None	None	None	None	None
North Dublin Bay SAC	None	None	None	None	None	None
South Dublin Bay SAC	None	None	None	None	None	None
Lambay Island SPA	None	None	None	None	None	None
Rogerstown SPA	None	None	None	None	None	None
Baldoyle Bay	None	None	None	None	None	None
Broadmeadow/Swords Estuary SPA	None	None	None	None	None	None
Howth Head Coast SPA	None	None	None	None	None	None
Ireland's Eye SPA	None	None	None	None	None	None
North Bull Island SPA	None	None	None	None	None	None
South Dublin Bay And River Tolka Estuary SPA	None	None	None	None	None	None

2.4.3 Indicators of Significance

No indicators of significance are proposed

2.4.4 Elements of the Plan where the Impacts are Likely to be Significant

No elements of the plan are likely to cause significant impacts.

3 CONCLUSIONS AND RECOMMENDATIONS

The likely impacts that will arise from the plan have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. None of the sites within 15km of the plan area will be adversely affected. A Finding of No Significant Effects Matrix has been completed and is presented in Section 4 of this screening statement.

On the basis of the findings of this screening for Appropriate Assessment, it is concluded that the proposed plan will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

4 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

Name of project or plan	Draft Fosterstown LAP
Name and location of Natura 2000 site	Lambay Island SAC Rogerstown Estuary SAC Malahide Estuary SAC Baldoyle Bay SAC Howth Head SAC Ireland's Eye SAC North Dublin Bay SAC South Dublin Bay SAC Lambay Island SPA Rogerstown SPA Baldoyle Bay Broadmeadow/Swords Estuary SPA Howth Head Coast SPA Ireland's Eye SPA North Bull Island SPA South Dublin Bay And River Tolka Estuary SPA
Description of the project or plan	<p>The lands subject to the Draft Fosterstown LAP comprise approximately 13.14 hectares (32.5 acres) and are zoned RS1 in the Fingal County Development Plan 2005-2011 <i>“to provide for new residential communities in accordance with approved Local Area Plans and subject to the provision of the necessary social and physical infrastructure”</i></p> <p>The purpose of the Draft LAP is to set out the optimal development strategy for the proper planning and sustainable development of these RS1 zoned lands, which are strategically located at the southern ‘Gateway’ to Swords, along the proposed Metro North route and north of Dublin Airport.</p> <p>The Draft LAP sets out the development framework for future development within the Plan Area. It will set out the parameters for future development on these lands in terms of layout, access, vehicular access, pedestrian permeability, residential density, building heights, infrastructural requirements, public open space; urban design, and community and social facilities.</p> <p>The development of these lands could potentially yield approximately 1,300 residential units at an average net density of 100 units per hectare. The population is expected to be circa 3000.</p>
Is the project or plan directly connected with or necessary to the management of the site?	No
Are there other projects or plans that together with the project or plan being assessed could affect the site?	<ul style="list-style-type: none"> • ‘Your Swords, An Emerging City, Strategic Vision 2035’ • Oldtown/Mooretown LAP • Barrysparks LAP (See Section 1.3 of the Screening Report for more details)
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.	The proposed development is not likely to affect any site that makes up the Natura 2000 network
Explain why these effects are not	No Natura 2000 site lie within the boundaries of the

considered significant.	Fosterstown LAP lands, therefore no direct impacts will occur through landtake or fragmentation of habitats. In addition, the LAP lands are approximately 4 km from the closest Natura 2000 site (Malahide Estuary SAC and Broadmeadow/Swords SPA). Therefore, no significant impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the Plan's policies. The Plan also includes a public open space strategy that provides for the development of a high quality network of public open space both on and off site. This will provide an alternative destination for people who might otherwise increase the recreational pressure on Rogerstown and Malahide Estuaries. Foul sewerage will be treated on site at a temporary treatment plant and the treated effluent will be discharged to the sewer network.
List of agencies consulted: provide contact name and telephone or e-mail address.	
Response to consultation.	
Data Collected to Carry Out the Assessment	
Who carried out the assessment?	RPS
Sources of data	NPWS database Information from Fingal Water Services
Level of assessment completed	Desktop
Where can the full results of the assessment be accessed and viewed?	Fingal Co Co Planning Department
Overall Conclusion	Stage 1 Screening indicates that the proposed plan will not have a significant negative impact on the Natura 2000 network. Therefore, a Stage 2 'Appropriate Assessment' under Article 6(3) of the Habitats Directive 92/43/EEC is not required.

ADDENDUM

Amendments to the Draft LAP arising during the LAP process

None of the amendments to the Draft LAP arising during all stages of the LAP process as listed below alter the conclusions of this AA Screening Report.

- Managers Report on submissions and Manager's Amendments on Draft LAP;
- Subsequent decisions on motions at Fingal County Council meeting dated 14 June 2010;
- Material Amendments to Draft LAP on public display.