

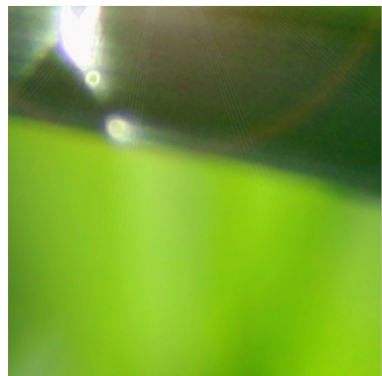
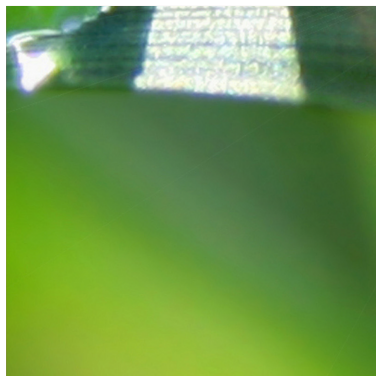
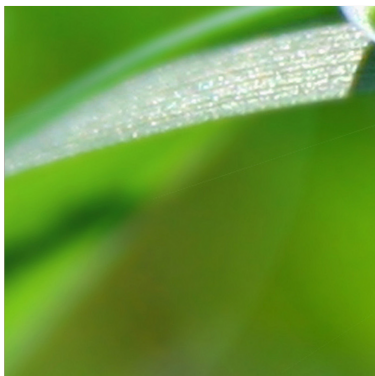
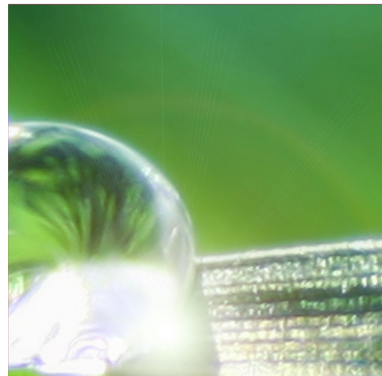
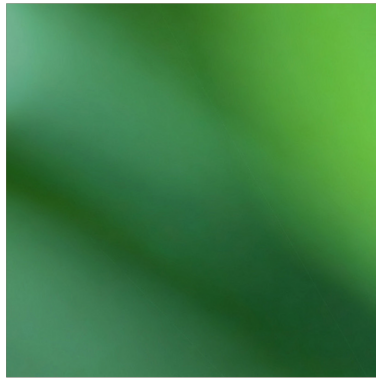
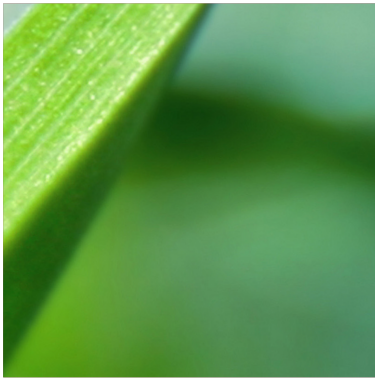


Comhairle Contae Fhine Gall
Fingal County Council

Rowlestown Local Area Plan

Screening for Appropriate Assessment

November 2012



Screening for Appropriate Assessment of the draft Rowlestown LAP

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1 INTRODUCTION

1.1 BACKGROUND

This report comprises information in support of screening for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2010; and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) of the draft Local Area Plan for Rowlestown in Fingal, County Dublin.

1.2 ROWLESTOWN LOCAL AREA PLAN

The first Local Area Plan (LAP) for the village was adopted in 2002 and expired in 2008. The legal basis for the preparation of an LAP is set out under sections 18 and 19 of the Planning and Development Acts 2000 – 2011. The preparation of an LAP for Rowlestown is subject to section 18(1) of the Act which states: ‘subject to section 19(2b).....a Planning Authority may at any time, and for any particular area within its functional area, prepare a local area plan in respect of that area.’ An LAP must be consistent with the policies and objectives of the County Development Plan, and relevant National legislation and Guidelines.

The draft Local Area Plan (LAP) considers the future development of an area of approximately 86 hectares (c.212acs.), which encompasses the village of Rowlestown and is required under the ‘RV’ – Rural Villages zoning objective of the Fingal County Development Plan 2011 - 2017. This “RV” zoning objective seeks: “Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan and the availability of physical and community infrastructure”.

The LAP is a legal document and a public statement of planning policies and objectives for the development of the village. It sets out a framework for the development of the village with the emphasis on proper planning and sustainable development. Essentially, the LAP provides planning guidance to local residents and those interested in development in the village. It identifies the potential for and the extent and type of development that is appropriate to the village, including the provision of local housing to act as an alternative to ‘one-off housing in the countryside. It includes measures for the protection of the environment and the economic, social and cultural development of the village. Its preparation involves consultation with the local community to get their ideas as to how they would like to see their village develop. It is valid for six years from the date of adoption by the Council, its validity may be extended, in year 5 of the LAP for a further 5 years, if deemed appropriate by a resolution of the Council.

The Rowlestown LAP outlines key objectives for the development of the village in relation to: Housing, Design, Employment Opportunities, Retail/Commercial, Education and Community, Tourism, Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.

1.3 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) as codified by Directive 2009/147/EC.

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 subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the 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.

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.

1.4 STAGES OF THE APPROPRIATE ASSESSMENT

Both EU and national guidance exists in relation to Member States fulfilling their requirements under the EU Habitats Directive, with particular reference to Article 6(3) and 6(4) of that Directive. The methodology followed in relation to this AA screening has had regard to the following guidance:

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of Environment, Heritage and Local Government. <http://www.npws.ie>
- Managing Natura 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, referred to as MN2000, European Commission 2000; <http://ec.europa.eu>
- 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 (EC2000); <http://ec.europa.eu>
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. <http://ec.europa.eu>

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

1) Screening stage

- Description of the plan;
- 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 above on site integrity;
- Exclusion of sites where it can be objectively concluded that there will be no significant effects;
- Screening conclusion.

2 SCREENING

2.1 DESCRIPTION OF PLAN

Fingal County Council is preparing a draft Local Area Plan for Rowlestown, which is located within a rural area of Fingal.

Rowlestown is an attractive rural village, of strong landscape quality elevated above the steeply sloping banks of the Broadmeadow River. It is located around two parallel roads joined together by an intersecting road which crosses the Broadmeadow River by an old cut stone bridge. The Regional Road R125 travels along the southern side of the village connecting Rowlestown eastwards to Swords, (7.5km) and westwards to Ashbourne (6.5km). The small village centre is situated just north of the R125 along a county road.

Rowlestown is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. The LAP area covers some 86 hectares (212acs.). The current population is c. 255. Service provision in the village is limited. Rowlestown National School- St. Brigid's, a recently built modern school that accommodates 282 pupils and is located just north of the village. Rowlestown Community Hall, a distinctive plaster and corrugated structure is a busy hub of activity in the village centre adjacent to the St. Brigid's RC Church. The Fingal Raven's GAA club grounds and club house are located approximately 1.6km north of the village.

The lands surrounding the village are zoned 'RU' with the objective 'to protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage'.

The Vision Statement for Rowlestown Village is as follows:

'To enhance and consolidate the village centre, while ensuring the sustainable expansion of Rowlestown at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and preserving the village's distinctive character, heritage, amenity and local identity.'

Key Objectives of the Plan

Housing

- Strengthen the built form of the village centre.
- Promote the provision of a choice of dwelling types, tenure and size to reflect the diversity of needs in the community.
- Provide for a viable housing alternative to the open countryside.
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.

Design

- Provide a strong set of general design guidelines and objectives for development in the village.
- Provide a specific set of design objectives, guidelines and principles relating to specific sites and areas within the village boundary.
- Ensure that new development is physically, visually and functionally integrated with and compliments the character of the existing village.

- Ensure that all new development is subject to strict development management standards to ensure the protection of existing residential and public amenities and the enhancement the village character.

Employment Opportunities

- Facilitate and promote appropriate employment opportunities in the village.
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village.

Retail/Commercial and other Services

- Sustain and augment existing commercial and community services and facilities in the village.
- Promote the provision of retail, service, recreational and community facilities at appropriate specified locations only and at a level appropriate to meet the demands of the expanding population.
- Provide for a mix of commercial and retail opportunities.

Education and Community

- Facilitate and co-operate with community and educational organisations in the provision of services for the community and the provision of sports and recreational facilities.

Tourism

- Develop the tourism potential of Rowlestown by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area.

Environment

- Ensure that the distinct natural heritage of the area is protected and enhanced.
- Protect a riparian corridor along the Broadmeadow River through the village, in the interests of biodiversity, recreational amenity and flood risk management.
- Promote and develop opportunities for biodiversity.
- Promote and implement sustainable urban drainage solutions within the LAP lands.
- Retain and protect significant trees, hedgerows, groups of trees and water courses within the LAP.
- Develop a landscape strategy for the village to ensure the physical integration of existing and new developments in the village.
- To encourage and facilitate environmental improvements to the physical fabric of the village.

Heritage

- Protect the architectural and natural heritage of the village.
- Promote the conservation, enhancement, public access and enjoyment of the archaeological, natural and built heritage as important elements in the long-term economic development of the village.
- Promote the retention and sustainable reuse of existing vernacular buildings within the village.

Public Open Space and Recreation

- Promote and facilitate the development of a riverside walk along the Broadmeadow River

- Provide for the development of additional open space areas, particularly a village green at The Lawn Gates and recreational facilities to meet the recreational needs of residents and to act as a visitor attraction.
- Maximise the accessibility of proposed recreational amenities by developing a network of key cycle and pedestrian routes.
- Provide passive supervision to new open spaces.

Sustainability

- Promote the development of a low carbon community through proper planning and sustainable development; promote the use of renewable energy systems together with energy and water conservation measures in buildings.
- Promote principles of sustainable neighbourhood design in new housing areas.
- Promote well-designed quality residential development.
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians.

Infrastructure and Services

- To provide improvements to the existing physical infrastructure/services serving the village.
- To protect and improve the water quality of the Broadmeadow river and ground water quality.

2.2 EXISTING ENVIRONMENT AT THE LAP LANDS

The Landscape Character Assessment included in the County Development Plan includes Rowlestown within the “Rolling Hills Character Type”, an area of agricultural land characterised by rolling landscapes across the Ward and Broadmeadow river valleys. The undulating nature of the countryside together with the presence of larger properties and tree belts has resulted in a rich landscape both visually and ecologically. Views are generally contained by the rolling landscape which creates a landscape of short horizons.

2.3 FOUL SEWERAGE AND THE WATER SERVICES

Water Supply

Water policy must have regard to the requirements of the Water Framework Directive (WFD) 2000 and the EU Drinking Water Regulations 2007. Rowlestown village and its surroundings are served by UPVC/HPPE watermains dating between 1972 - 2010 from the Ward Water Supply Scheme. Any medium to large scale development in the area may be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council. The water supply to all new developments shall comply with Fingal County Council’s “Guidelines For Drinking Water Supply” February 2009.

Foul Drainage

The Council aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewaters in Rowlestown, in accordance with the Urban Waste Water Directive. In addition, it aims to anticipate and provide for future demands in the area whilst continuing to protect the environment.

Rowlestown is historically served by individual septic tanks and on site wastewater treatment systems however the recent completion of Rowlestown Pumping Station and Sewer enables connection to public network. All future development within Rowlestown will connect to the public network. Rowlestown PS is currently designed to cater for maximum of 800 p.e. (Population Equivalent). The PS receives wastewater from the village through a 225mm diameter gravity sewer which then pumps this effluent to Swords WWTP. It should be noted that due to topography of some sites they may require to pump to the connection to the public sewer.

Currently there is insufficient capacity in the Swords Wastewater Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant is required to cater for the future needs of the village. However funding has been secured for the works to upgrade Swords WWTP to 90,000 p.e. with expected completion in 2014 which will provide capacity for development in Rowlestown.

It may be possible, subject to site assessment, to provide temporary on-site wastewater treatment to cater for single houses, pending the permanent upgrade of the WWTP at Swords, with future connection to the public network when capacity is available.

All proposed on-site treatment systems will be assessed and designed in accordance with the EPA Code of Practice for Treatment and Disposal Systems serving Single Houses (October 2009). Furthermore, a minimum site area of 0.2ha. will be required in order for an on-site treatment system to be deemed acceptable. Group treatment systems serving more than one dwelling are not acceptable.

Surface Water and Flooding

The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Broadmeadow River through a series of drainage ditches and culverts.

In order to protect, improve and enhance the natural character of the watercourses and rivers in the county, and promote access, walkways and other recreational uses of associated public open spaces, riparian corridors must be maintained either side of a watercourse. In the case of the Broadmeadow River, Objective BD24 in the County Development Plan requires a 30 m (min) riparian corridor, measured from the top of the river bank, to be maintained free from new development.

To reduce surface water run-off and to minimise the risk of flooding to the plan area and in surrounding areas, the Sustainable Drainage Systems (SuDS) outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) will be implemented.

This approach using Sustainable Drainage Systems (SuDS) can best be summarized as offering a "total" solution to rainwater management and are applicable in both urban and rural situations. By using SuDS techniques, water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses via permeable paving, swales, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from sites, therefore helping to prevent downstream flooding and improve water quality. This closely mimics natural catchment behavior where rainfall either infiltrates through the soil or runs off slowly over the ground surface to the nearest watercourse. This is known as the 'Treatment Train' approach. SuDS can also provide amenity benefits to local communities and benefits for biodiversity simultaneously. Further information on SuDS is available at www.suds.com.

The LAP advocates this broad philosophy of SuDS, incorporating a range of water management functions and associated SuDS techniques. These include the proposed open spaces and the riparian corridor along the Broadmeadow River. The use of open space and landscape features for the purposes of water infiltration (source control), detention/attenuation (source and site control) and/or conveyance (site control) will underpin the effectiveness of the sustainable drainage system promoting a sustainable approach to the management of water resources in the development of the plan area.

Culverting of watercourses will not be permitted in accordance with Objective BD22 of the County Development Plan which aims to 'Protect rivers, streams and other water courses and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish'.

Sustainable drainage is a mandatory requirement for all new developments with the onus on the developer to undertake the necessary technical investigations to inform the design, implementation and maintenance of appropriate SuDS techniques

Groundwater Vulnerability and Protection

Groundwater and water catchment areas have an inherent ecological and economic value and are a major resource that needs to be protected. Groundwater contributes to rivers, lakes and therefore influences its amenity and recreational value. The Council is responsible for the protection of all waters including rivers, lakes, and groundwater sources. The responsibilities include; implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental regulations, the drawing up of pollution contingency measures.

The Geological Survey of Ireland (GSI) has recently completed Groundwater Protection Zone Mapping for Fingal. The GSI mapping indicates that there is one groundwater body in the area, namely the Swords groundwater body. The Rowlestown area has varied ground conditions resulting in a range of vulnerability conditions ranging from Low Vulnerability to the north to High Vulnerability at the centre and Extreme Vulnerability at the most southerly edges of the village (Refer to GSI mapping). Proposed development in the village is largely residential, connecting to the municipal wastewater treatment plant and requiring the implementation of a SuDS Strategy for the disposal of surface waters. Such development will have limited impacts on ground water vulnerability. Where development is proposed within the area of extreme vulnerability, its impact on the ground water vulnerability will be carefully assessed, particularly in relation to any pollution generating uses, which may have to be restricted within this area.

Water Quality

The Council is responsible for maintaining, improving and enhancing the environmental and ecological quality of our waters by implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation and drawing up pollution contingency measures on a local and regional level.

The Water Framework Directive (WFD), 'establishing a framework for community action in the field of water policy', became effective in 2000. The WFD requires that all member states adopt a comprehensive integrated river-basin based approach to water management. Its aims include expanding the scope of protection to include surface waters, ground waters, transitional and coastal waters, achieving 'good status', for all waters by 2015, basing water management on river-basin districts and getting the public involved in water management. All of Fingal is within the Eastern River Basin District (ERBD). The background to the processes and the reports of the ERBD are available at www.erbd.ie

In 2009, a Programme of Measures was established for each Water Management Unit (WMU) within the river basin district as part of the ERBD River Basin Management Plan 2009-2015. The proposed development lands at Rowlestown are located within the Broadmeadow WMU. The Broadmeadow WMU has been designated as 'moderate' by the EPA under the Water Framework Directive.

The onus is on Fingal County Council to 'restore' any water bodies in this WMU to 'good status' by 2015. Further information is available in the ERBD River Basin Management Plan 2009-2015 and the programme of measures at www.erbd.ie.

Rowlestown lies within the contributing catchment area of the Malahide Shellfish area.

The LAP includes objectives for the protection and improvement of water quality.

2.4 BRIEF DESCRIPTION OF THE NATURA 2000 SITES

This section of the screening process describes the Natura 2000 sites within a 15km radius of the Plan Area. A 15km buffer zone has been chosen as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process, which is in line with *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities* produced by the Department of the Environment, Heritage and Local Government.

Table 2.1 lists the SACs and **Table 2.2** lists the SPAs that are within 15km of the Plan Area. **Figure 2.1** shows their locations in relation to the Rowlestown LAP area.

The integrity of a Natura 2000 site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC or SPA. The qualifying features for each site have been obtained through a review of the Conservation Objectives available from the NPWS.

Table 2.1: SACs within 15km of Rowlestown LAP

Site Code	Site Name	Qualifying Habitats	Qualifying Species
000208	Rogerstown Estuary SAC	Estuaries [1130]; Mudflats and sandflats not covered by seawater at low tide [1140]; <i>Salicornia</i> and other annuals colonizing mud and sand [1310]; Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130].	-
000205	Malahide Estuary SAC	Mudflats and sandflats not covered by seawater at low tide [1140]; <i>Salicornia</i> and other annuals colonizing mud and sand [1310]; <i>Spartina</i> swards (<i>Spartinion maritima</i>) [1320]; Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130].	-

Site Code	Site Name	Qualifying Habitats	Qualifying Species
000199	Baldoyle Bay SAC	Mudflats and sandflats not covered by seawater at low tide [1140]; Salicornia and other annuals colonizing mud and sand [1310]; Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410].	-

Table 2.2: SPAs within 15km of Rowlestown LAP

Site Code	Site Name	Qualifying Feature
004015	Rogerstown Estuary SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Light-bellied Brent Goose, Greylag Goose, Shelduck, Shoveler, Oystercatcher, Ringed Plover, Grey Plover, Knot, Dunlin, Redshank, Black-tailed Godwit, Wetland & Waterbirds.
004025	Malahide Estuary SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Great Crested Grebe, Light-bellied Brent Goose, Shelduck, Pintail, Goldeneye, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Knot, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Redshank, Wetland & Waterbirds
004016	Baldoyle Bay SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Light-bellied Brent Geese, Shelduck, Ringed Plover, Golden Plover, Grey Plover, Bar-tailed Godwit, Wetland & Waterbirds

2.5 ASSESSMENT CRITERIA

2.5.1 Direct, Indirect or Secondary Impacts

Tables 2.1 and **2.2** list the Natura 2000 sites within 15 km of the LAP area. There are six sites in all, three SACs and three SPAs. No Natura 2000 site lies within the boundaries of the LAP lands, therefore no direct impacts will occur through landtake or fragmentation of habitats. In addition, the LAP lands of Rowlestown village are approximately 6.8km from the nearest Natura 2000 site (Malahide Estuary SAC and SPA). Therefore, no impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the LAP's policies.

Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water for Rowlestown village comes from the Ward Water Supply Scheme and this is capable of catering for future developments in the area. There are no particular constraints in terms of supplying water to future development within the LAP lands. Any medium to large scale development in the area may be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council, which will not result in any direct or indirect impacts on the Natura 2000 sites.

Increased development 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. The Council aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewaters in Rowlestown, in accordance with the Urban Waste Water Directive. Rowlestown is historically served by individual septic tanks and on site wastewater treatment systems; however, the recent completion of Rowlestown Pumping Station and Sewer enables connection to public network. All future development within Rowlestown will connect to the public network. The connection to the Swords wastewater treatment plant will result in an improvement to the water quality in the Broadmeadow River, which would result in a positive indirect impact on the Malahide Estuary SAC and SPA to which it discharges.

Provisions will be included in the LAP to ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 sites.

In addition, a key priority for the Planning Authority is the need to ensure that there is no adverse impact on the Broadmeadow River. In the case of the Broadmeadow River, Objective BD24 in the County Development Plan requires a 30 m (min) riparian corridor, measured from the top of the river bank, to be maintained free from new development, in order to protect, improve and enhance the natural character of the watercourse.

2.5.2 Cumulative and in Combination Impacts

This step aims to identify at this early stage any possible significant in-combination or cumulative effects/impacts of the proposed LAP with other such plans and projects on the six identified Natura 2000 sites. Other plans and projects specific to these relevant Natura 2000 sites are the following:

- Garristown Village LAP
- Rivermeade LAP;
- Oldtown Village LAP;
- The Naul LAP;
- Balscadden LAP;
- Fosterstown LAP;
- Fingal County Development Plan 20011-2017;
- Eastern RBD Management Plan;
- Water Services Investment Programme;
- IPPC Programme;
- Local Authority Discharge;
- Groundwater Pollution Reduction Programmes;
- Surface Water Pollution Reduction Programmes;
- Shellfish Waters Pollution Reduction Plan; and
- Flood Risk Management Plans.

The Broadmeadow River forms a pathway for water quality issues to impact indirectly on the downstream Natura 2000 sites (i.e. Malahide Estuary SAC and SPA). Rowlestown is historically served by individual septic tanks and on site wastewater treatment systems; however, the recent completion of Rowlestown Pumping Station and Sewer enables connection to public network. All future development within Rowlestown will connect to the public network. The connection to the

Swords wastewater treatment plant will result in an improvement to the water quality in the Broadmeadow River, which would result in a positive indirect impact on the Malahide Estuary SAC and SPA downstream.

No other pathway has been identified by which any of the plans and projects identified could have a significant 'in combination' effect on any of the Natura 2000 sites. In fact, the in combination effect of the above water related plans and programmes would have positive effects on water quality resulting in positive indirect impacts on any receiving Natura 2000 sites.

2.5.3 Likely Changes to the Natura 2000 Site

The likely changes that will arise from the LAP have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 sites. It has been determined that no Natura 2000 sites will be potentially impacted as a result of the LAP. **Table 2.3** shows the Likely Changes to Natura 200 Sites as a result of the LAP.

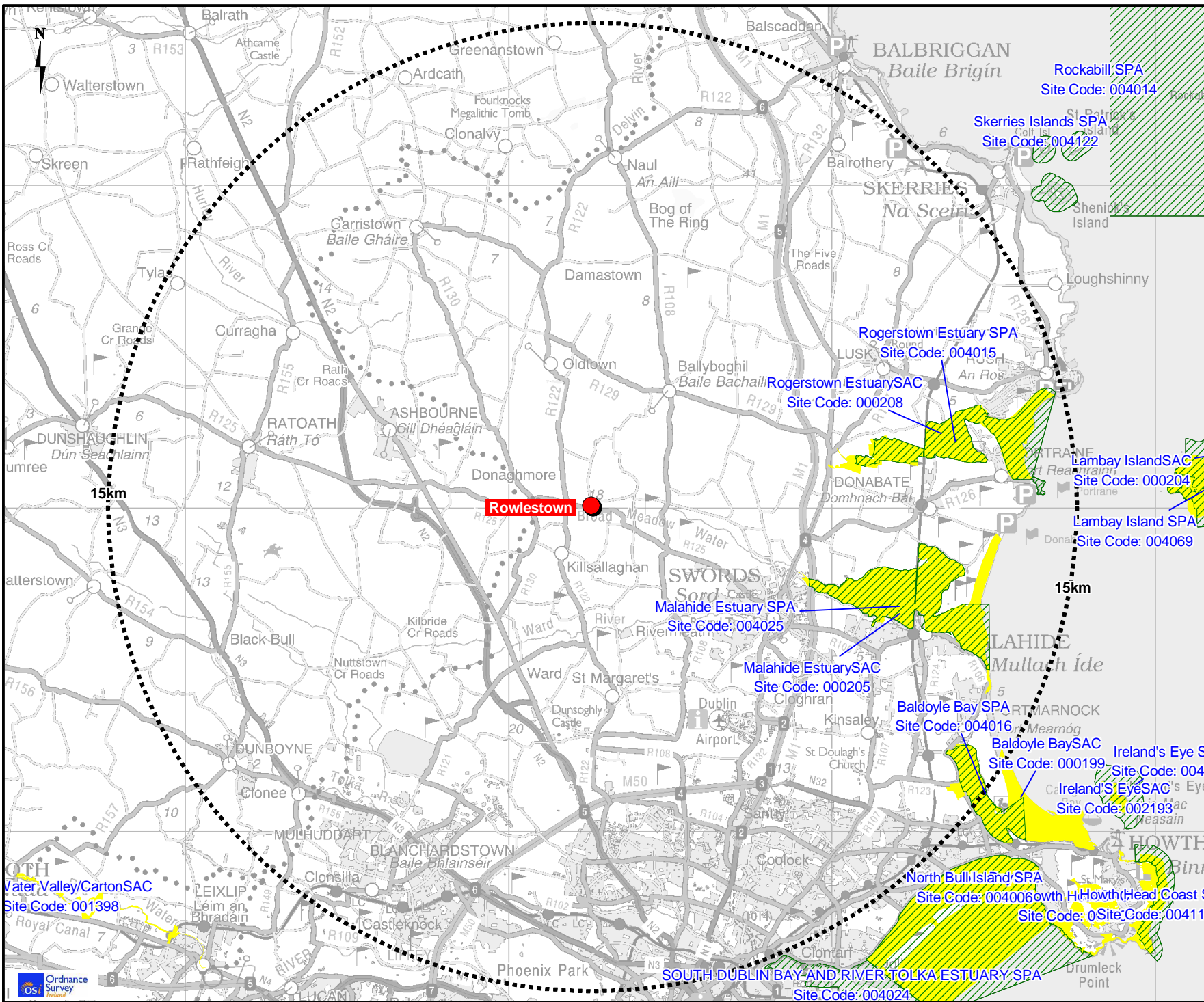
Table 2.3: Likely Changes to Natura 2000 Sites

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
Rogerstown Estuary SAC	None	N/A	None	None	None	N/A
Malahide Estuary SAC	None	N/A	None	None	None	N/A
Baldoyle Bay SAC	None	N/A	None	None	None	N/A
Rogerstown Estuary SPA	None	None	None	None	None	N/A
Malahide Estuary SPA	None	None	None	None	None	N/A
Baldoyle Bay SPA	None	None	None	None	None	N/A

2.5.4 Elements of the Plan Where the Impacts are Likely to be Significant

The development of these lands could potentially yield additional residential units within Rowlestown village which may cause additional load on waste water treatment systems, however, future development will not be permitted without adequate waste water treatment systems being put in place.


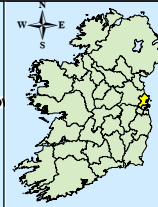
Therefore, it is envisaged that no elements of the LAP are likely to cause significant impacts on Natura 2000 sites.



Legend

- Town
- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)

Data Source:
National Parks and Wildlife Service (NPWS).
The data of SACs, SPAs was last updated on the 17/08/2011.

Client
Comhairle Contae Fhine Gall
Fingal County Council

Project
Appropriate Assessment Screening for North Fingal Villages

Title
Natura 2000 Designated Areas

Figure 2.1

RPS

West Pier Business Campus,
Dun Laoghaire,
Co. Dublin
Ireland
T +353 (0)1 2884499
F +353 (0)1 2835676
E Ireland@rpsgroup.com
W rpsgroup.com/ireland

Issue Details		
Drawn by:	E. L.	Project No. MDE0931
Checked by:	B.D.	File Ref. MDE0931M0010D01
Approved by:	xxx	
Scale:	1:160,000 @ A4	Drawing No. M0010
Date:	16/10/2012	Rev. D01

Notes

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3 SCREENING CONCLUSIONS AND STATEMENT

The likely impacts that will arise from the LAP 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 LAP 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 of Natura 2000 sites, it is concluded that the proposed LAP 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	Rowlestown LAP
Name and location of Natura 2000 site	Rogerstown Estuary SAC; Malahide Estuary SAC; Baldoyle Bay SAC; Rogerstown Estuary SPA; Malahide Estuary SPA; Baldoyle Bay SPA;
Description of the project or plan	<p>Fingal County Council is preparing a draft Local Area Plan for Rowlestown, which is located within a rural area of Fingal.</p> <p>Rowlestown is an attractive rural village, of strong landscape quality elevated above the steeply sloping banks of the Broadmeadow River. It is located around two parallel roads joined together by an intersecting road which crosses the Broadmeadow River by an old cut stone bridge. The Regional Road R125 travels along the southern side of the village connecting Rowlestown eastwards to Swords, (7.5km) and westwards to Ashbourne (6.5km). The small village centre is situated just north of the R125 along a county road.</p> <p>Rowlestown is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. The LAP area covers some 86 hectares (212acs.). The current population is c. 255. Service provision in the village is limited. Rowlestown National School- St. Brigid's, a recently built modern school accommodates that 282 pupils and is located just north of the village. Rowlestown Community Hall, a distinctive plaster and corrugated structure is a busy hub of activity in the village centre adjacent to the St. Brigid's RC Church. The Fingal Raven's GAA club grounds and club house are located approx.1.6km north of the village.</p> <p>The lands surrounding the village are zoned 'RU' with the objective 'to protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage'.</p> <p>The Vision Statement for Rowlestown Village is as follows:</p> <p><i>To enhance and consolidate the village centre, while ensuring the sustainable expansion of Rowlestown at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and</i></p>

	<p><i>preserving the village's distinctive character, heritage, amenity and local identity.'</i></p> <p>Key Objectives of the Plan</p> <p>Housing</p> <ul style="list-style-type: none"> • Strengthen the built form of the village centre. • Promote the provision of a choice of dwelling types, tenure and size to reflect the diversity of needs in the community. • Provide for a viable housing alternative to the open countryside. • Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases. <p>Design</p> <ul style="list-style-type: none"> • Provide a strong set of general design guidelines and objectives for development in the village. • Provide a specific set of design objectives, guidelines and principles relating to specific sites and areas within the village boundary. • Ensure that new development is physically, visually and functionally integrated with and compliments the character of the existing village. • Ensure that all new development is subject to strict development management standards to ensure the protection of existing residential and public amenities and the enhancement the village character. <p>Employment Opportunities</p> <ul style="list-style-type: none"> • Facilitate and promote appropriate employment opportunities in the village. • Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village. <p>Retail/Commercial and other Services</p> <ul style="list-style-type: none"> • Sustain and augment existing commercial and community services and facilities in the village. • Promote the provision of retail, service, recreational and community facilities at appropriate specified locations only and at a level appropriate to meet the demands of the expanding population. • Provide for a mix of commercial and retail opportunities.
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	<p>Education and Community</p> <ul style="list-style-type: none"> Facilitate and co-operate with community and educational organisations in the provision of services for the community and the provision of sports and recreational facilities. <p>Tourism</p> <ul style="list-style-type: none"> Develop the tourism potential of Rowlestown by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area. <p>Environment</p> <ul style="list-style-type: none"> Ensure that the distinct natural heritage of the area is protected and enhanced. Protect a riparian corridor along the Broadmeadow River through the village, in the interests of biodiversity, recreational amenity and flood risk management. Promote and develop opportunities for biodiversity. Promote and implement sustainable urban drainage solutions within the LAP lands. Retain and protect significant trees, hedgerows, groups of trees and water courses within the LAP. Develop a landscape strategy for the village to ensure the physical integration of existing and new developments in the village. To encourage and facilitate environmental improvements to the physical fabric of the village. <p>Heritage</p> <ul style="list-style-type: none"> Protect the architectural and natural heritage of the village. Promote the conservation, enhancement, public access and enjoyment of the archaeological, natural and built heritage as important elements in the long-term economic development of the village. Promote the retention and sustainable reuse of existing vernacular buildings within the village. <p>Public Open Space and Recreation</p> <ul style="list-style-type: none"> Promote and facilitate the development of a riverside walk along the Broadmeadow River. Provide for the development of additional open space areas, particularly a village green at The Lawn Gates and recreational facilities
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	<p>to meet the recreational needs of residents and to act as a visitor attraction.</p> <ul style="list-style-type: none"> • Maximise the accessibility of proposed recreational amenities by developing a network of key cycle and pedestrian routes. • Provide passive supervision to new open spaces. <p>Sustainability</p> <ul style="list-style-type: none"> • Promote the development of a low carbon community through proper planning and sustainable development; promote the use of renewable energy systems together with energy and water conservation measures in buildings. • Promote principles of sustainable neighbourhood design in new housing areas. • Promote well-designed quality residential development. • Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians. <p>Infrastructure and Services</p> <ul style="list-style-type: none"> • To provide improvements to the existing physical infrastructure/services serving the village. • To protect and improve the water quality of the Broadmeadow river and ground water quality.
Is the project or plan directly connected with or necessary to the management of the site (provide details)?	No
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	<p>Rivermeade LAP; Garristown Village LAP; Oldtown Village LAP; The Naul LAP; Balscadden LAP; Fosterstown LAP; Fingal County Development Plan 2005-2011; Eastern RBD Management Plan; Water Services Investment Programme; IPPC Programme; Local Authority Discharge; Groundwater Pollution Reduction Programmes; Surface Water Pollution Reduction Programmes; Shellfish Waters Pollution Reduction Plan; and Flood Risk Management Plans.</p>
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 Natura 2000 sites.
Explain why these effects are not considered significant.	No Natura 2000 site lie within the boundaries of the LAP lands, therefore no direct impacts will

	<p>occur through landtake or fragmentation of habitats. In addition, the LAP lands of Rowlestown village are approximately 6.8km from the nearest Natura 2000 site (Malahide Estuary SAC and SPA). Therefore, no impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the LAP's policies.</p> <p>Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water for Rowlestown village comes from the Ward Water Supply Scheme and this is capable of catering for future developments in the area. There are no particular constraints in terms of supplying water to future development within the LAP lands. Any medium to large scale development in the area may be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council, which will not result in any direct or indirect impacts on the Natura 2000 sites.</p> <p>Increased development 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. The Council aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewaters in Rowlestown, in accordance with the Urban Waste Water Directive. Rowlestown is historically served by individual septic tanks and on site wastewater treatment systems however the recent completion of Rowlestown Pumping Station and Sewer enables connection to public network. All future development within Rowlestown will connect to the public network. The connection to the Swords wastewater treatment plant will result in a improvement to the water quality in the Broadmeadow River, which would result in a positive indirect impact on the Malahide Estuary SAC and SPA.</p> <p>Provisions will be included in the LAP to ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 site.</p> <p>In addition, a key priority for the Planning Authority is the need to ensure that there is no adverse impact on the Broadmeadow River. In the case of the Broadmeadow River, Objective BD24 in the County Development Plan requires a 30 m (min) riparian corridor, measured from the top of the river bank, to be maintained free from new development, in order to protect, improve</p>
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	and enhance the natural character of the watercourse.
List of agencies consulted: provide contact name and telephone or e-mail address.	N/A
Response to consultation.	N/A
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 County Council Planning Department
Overall Conclusion	Stage 1 Screening indicates that the proposed LAP 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.