



# **Fingal Development Plan 2011-2017**

## **Proposed Variation**

### **Lands at St. Ita's, Portrane**

## **Screening for Appropriate Assessment**

**January 2014**





**Proposed Variation of the Fingal County Development Plan 2011 to 2017  
relating to approximately 103 hectares of the HSE's lands at St. Ita's in  
Portrane, County Dublin.**

**Screening for Appropriate Assessment**



**FINAL REPORT**

**January 2014**

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**Screening for Appropriate Assessment**

**1. INTRODUCTION**

**1.1 Background**

*Faith Wilson Ecological Consultant* has prepared a Screening for Appropriate Assessment report for a proposed variation of the Fingal County Development Plan 2011 to 2017 relating to approximately 103 hectares of the HSE's lands at St. Ita's in Portrane, County Dublin (Grid Reference O 25 50).

**1.2 Legislative Context**

The aim of the European Habitats Directive (Council Directive 92/43/EEC on the conservation of wild habitats and of wild fauna and flora) is to create a network of protected wildlife sites across Europe, which are to be maintained at a favourable conservation status<sup>1</sup>. Each member state must designate their most important natural areas as Special Areas of Conservation (SAC). The Directive specifies the scientific criteria on the basis of which SAC sites must be selected and very strictly curtails the grounds that can be used as justification for damaging a site. The network of sites is referred to as NATURA 2000 and includes SACs (Special Areas of Conservation) for protected habitats and species and SPAs (Special Protection Areas) for birds.

It is a requirement of the Habitats Directive ((92/43/EEC) that the competent consent authority, which is either the planning authority or An Bord Pleanála on appeal, must ensure that a proposal, which is likely to have a significant effect on an SAC or SPA, is authorised only to the extent that the authority is satisfied it will not adversely affect the integrity of the

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<sup>1</sup> The conservation status of a **habitat** can be taken as "favourable" 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.

The conservation status of a **species** can be taken as "favourable" 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 continue to be a sufficiently large habitat to maintain its populations on a long-term basis. Article 1 (i) of the Habitats Directive 92/43/EEC.

area and that an appropriate assessment of the implications of the development for the conservation status of the site is undertaken.

Where a proposed development is likely to have adverse effects on the integrity of a “non priority” site of international importance for nature conservation, permission should only be granted where “there is no alternative solution and where there are imperative reasons of overriding public interest in favour of granting permission, including those of a social or economic nature”.

The only justifications for damaging a qualifying "priority" site are "considerations relating to human health and public safety, to beneficial consequences of primary importance of the environment, or further to an opinion from the European Commission, to other imperative reasons of overriding public interest" (IROPI), but this can only be allowed after an assessment is made in line with the Article 6 procedure, and there are no other alternatives and an agreement is reached with the European Commission.

The European Parliament, in a communication to the European Council in September 2000, states: The implementation of the European Habitats Directive and Birds Directive, both with respect to species conservation and with respect to the establishment of the Natura 2000 network, is one of the most important tools for achieving the objectives of the Convention on Biological Diversity in the European Union and member states (European Parliament 2000).

Article 6 of the Habitats Directive provides a strict assessment procedure for any plan or project not directly connected with or necessary to the management of a designated European site but which has the potential to have implications for the site in view of the site's conservation objectives.

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.*

The Habitats Directive is implemented in Ireland by the European Communities (Natural Habitats) Regulations SI 94/1997. The European Habitats Directive (Council of the European Communities 1992) was transposed into Irish legislation by the European Communities (Natural Habitats) Regulations, 1997 and amended in 1998, 2005 and 2011.

The European Communities (Birds and Natural Habitats) Regulations 2011 consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the Court of Justice of the European Union (CJEU) judgements.

This report has taken into consideration the Planning and Development Act, 2000 (as amended by the Act 2010, as recently amended by SI 473 of 2011).

### **1.3 Stages of the Appropriate Assessment**

This Screening for Appropriate Assessment Report (hereafter referred to as AA Screening) has been undertaken in accordance with the European Commission methodological guidance on the provisions of article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (EC 2001), the European Commission Guidance 'Managing Natura 2000 sites) and the Department of Environment, Heritage and Local Government guidance document (2009) <sup>2</sup>.

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<sup>2</sup> Assessment of plans and projects significantly affecting Natura 200 sites- methodological guidance on the provisions of Article 6(3) and 6 (4) of the Habitats Directive 92/43/EEC. European Commission (2001).

Managing Natura 2000 sites - the provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission (2002).

Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities. Department of Environment, Heritage and Local Government. (2010).

This AA Screening has followed the stage by stage approach detailed in the above guidelines as outlined below:

**Stage 1. Screening** – the process which identifies the likely impacts upon a Natura 2000 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;

**Stage 2. Appropriate Assessment** – the consideration of the impact on the integrity of the Natura 2000 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 impacts, an assessment of the potential mitigation of those impacts;

**Stage 3. Assessment of Alternative Solutions** – the process, which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site;

**Stage 4. Assessment where no alternative solutions exist and where adverse impacts remain** – an assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.



## 2. SCREENING

### 2.1 Description of the Variation

The lands for which the proposed variation of the Fingal County Development Plan 2011 to 2017 relates to consists of approximately 103 hectares of the HSE's lands at St. Ita's in Portrane, County Dublin.

#### The Purpose of the Draft Variation

The St Ita's Hospital site in Portrane comprises approximately 103 hectares in area, is located on the coastline of the Donabate peninsula with Rogerstown estuary to the north and Malahide estuary to the south. The lands at St. ITA's, Portrane, are zoned 'HA' High Amenity in the Fingal Development Plan 2011 - 2017 (Sheet 7) 'to protect and enhance high amenity areas'. The lands are located within the designated ACA.

The Purpose of the Draft Variation is to facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne [i.e. lands owned by the HSE] into the future by supporting the implementation of the objectives laid down in the completed Feasibility Study of St Ita's and with particular regard to the conservation of the historic buildings within the designated ACA at St Ita's.

#### LO 245 in the CDP states:

*'Undertake a feasibility study of St Ita's, in conjunction with the Health Service Executive, to determine the optimal future sustainable use of this complex. The study will explore the development of new modern psychiatric health care and ancillary facilities taking cognisance of the cultural, visual and ecological sensitivities of the site. The study will also prioritise the re-use of the existing buildings, including protected structures on site and also maintain and provide for an appropriate level of public accessibility through the site'.*

A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.

The study also prioritises:

- The re-use of existing hospital buildings on the site, many of which are Protected Structures together with their maintenance and management into the future;
- The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape and
- The maintenance and provision for an appropriate level of public accessibility through the site.

The Feasibility Study identifies the St Ita's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital);

It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within St. ITA's.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

### **Proposed Variation**

Arising out of this feasibility study [LO 245], seven amendments are proposed to the CDP in order to support the implementation of the objectives in the Feasibility study, objectives which will facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne into the future.

These seven proposed amendments are presented below and for clarity **the existing wording in the Development Plan is presented in red** followed by the Draft Variation text in black.

## Proposed Change 1 - Page 47 Written Statement CDP

### ST. ITA'S HOSPITAL

The existing institutional complex is very extensive and accommodates a large number of protected structures and attractive buildings in an extensive demesne type landscape. Building elements within the complex are landmark structures, which are visible over long distances from the coastline particularly to the south. There are exceptional coastal views from this slightly elevated site. It is an exceptional site which, in the event of it no longer being required by the Health Service Executive, could be reused to provide for future housing (conversion of existing structures), amenity and other ancillary needs within the County. There is a need to examine options regarding the optimal re-use and refurbishment of the complex of buildings within the demesne setting, to ensure the future sustainable use of this important and unique resource.

### ST. ITA'S HOSPITAL

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*The need to examine options regarding the optimal re-use and refurbishment of the complex of Protected Structures within the demesne setting was identified by the Council, to ensure the future sustainable use of this important and unique resource.*

*A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.*

*The Feasibility Study identifies the St ITA's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital). It also prioritizes the re-use of the existing hospital buildings [many of which are Protected Structures] together with their maintenance and management into the future; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site.*

*It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:*

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within St. ITA's.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

**Proposed Change 2 - Local Objective [LO] 245 :**

*Undertake a feasibility study of St Ita's, in conjunction with the Health Service Executive, to determine the optimal future sustainable use of this complex. The study will explore the development of new modern psychiatric health care and ancillary facilities taking cognisance of the cultural, visual and ecological sensitivities of the site. The study will also prioritise the re-use of the existing buildings, including protected structures on site and also maintain and provide for an appropriate level of public accessibility through the site.*

**Revised LO 245:**

*A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.*

*It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:*

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. ITA's Hospital complex and demesne.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

**Proposed Change 3 - New additional Local Objective 245 [A] - insert on CDP Map no. 7**

*'To provide specifically for, and support the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital), within the St Ita's Hospital complex and demesne. The joint Fingal County Council and HSE Feasibility Study for St. Ita's campus has identified St. Ita's Portrane as a suitable location for the development of new modern psychiatric health care and ancillary facilities and in principle the proposed development is considered to be in accordance with the zoning objective for the area.'*

**Proposed Change 4 - Record of Protected Structures: insert new objective AH 14 A [page 214 CDP] as follows:**

*'Promote the use or reuse of all the Protected Structures at St. Ita's Hospital complex and demesne in Portrane as a priority for Fingal County Council. Notwithstanding the use class 'HA' Zoning matrix , appropriate uses within the Protected Structures and within the ancillary land areas within the complex including uses which also relate to and are consistent with the historic use of the overall historic complex (established prior to the foundation of the Irish State) will be actively promoted and allowed to proceed subject to appropriate consent where such activities will secure viable sustainable re use of the complex into the future and which will provide for the proper conservation and sustainable development of St. Ita's .*

**Proposed Change 5 - Designed Landscapes - Historic Gardens, Demesnes & Estates: insert new objective AH 24 [A] [page 218 CDP] as follows:**

*A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital), having regard to the cultural, visual and ecological sensitivities of the site. It is an objective of Fingal County Council to secure the implementation of the objectives laid down in this feasibility study that relate to: the re-use of the existing Protected Structures and historic building stock for appropriate uses together with the ongoing maintenance and management of these structures; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site.*

**Proposed Change 6 - Page 272 CDP**

**HEALTH CENTRES/SERVICES**

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. While the residents of the County have access to the various hospitals located in the surrounding counties, there are currently three public hospitals within the Fingal area namely, Connolly Hospital in Blanchardstown, and the more specialised facilities of St. Mary's Hospital in Baldoyle and St. Ita's in Portrane.

The Primary Care Strategy published by the Department of Health and Children in 2001, promotes the development of a team-based approach to service provision, which will help to provide a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a 'one stop' primary health and community care service, integrated under one roof. There are obvious benefits in locating such medical/health care facilities in a location close by or adjacent to other community facilities, shops and public transport, such as town, district or neighbourhood centres.

## **HEALTH CENTRES/ SERVICES**

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*This Development Plan provides for the development of new modern psychiatric health care and ancillary facilities, (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's Hospital complex and demesne in Portrane, taking cognisance of the cultural, visual and ecological sensitivities of the site. The appropriate conservation and viable future re-use of the Protected Structures within the boundary of St. Ita's for appropriate uses is also a priority of Fingal County Council together with the maintenance and provision for an appropriate level of public accessibility through the site.*

*The Primary Care Strategy published by the Department of Health and Children in 2001, promotes the development of a team-based approach to service provision, which will help to provide a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a 'one stop' primary health and community care service, integrated under one roof. There are obvious benefits in locating such medical/health care facilities in a location close by or adjacent to other community facilities, shops and public transport, such as town, district or neighbourhood centres.*

### **Proposed Change 7- Proposed Change to 'HA' Zoning Objective (pages 340-341):** Additional narrative at bottom of Use Classes table -

*Nothing in this County Development Plan Zoning Matrix [Use Classes related to HA Zoning Objective] shall disallow proposals for:*

*(i) The building of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's hospital complex and demesne in Portrane on 'HA' zoned lands. The Feasibility Study identifies the St Ita's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital);*

- (ii) *Future renewal, improvement, redevelopment of the established historic building stock within St. Ita's Hospital complex and demesne at Portrane;*
- (iii) *Appropriate uses including uses which also relate to and are consistent with the historic use of the complex within the demesne established prior to the foundation of the Irish State;*

*Please refer to LO 245[A] on CDP map no. 7 and Objective AH 14A CDP Written Statement.*

## **2.2 Desk Study**

A desk study was carried out to collate the available information on the ecological environment potentially impacted by the proposed variation to the Fingal County Development Plan 2011 to 2017. The National Parks and Wildlife Service (NPWS) of the Department of Arts, Heritage and the Gaeltacht (DAHG) database of designated conservation areas and NPWS records of rare and protected plant species were checked with regard to the location of the lands at Portrane.

Information on protected species of fauna and flora listed for protection under Annex II of the EU Habitats Directive (92/43/EEC), Annex I of the Birds Directive (79/409/EEC) and the Wildlife (Amendment) Act (2000) was also sought from NPWS and published sources.

## **2.3 Identification of Sites**

### *International Conservation Designations*

In line with the European Commission Methodological Guidance (EC (2001)) and the DoEHLG Guidance (DoEHLG (2010)) a review of all Natura 2000 sites that could be potentially affected by the proposed project was made using the NPWS online map viewer. These included any Natura 2000 sites within or adjacent to the land at Portrane and any Natura 2000 sites within the likely zone of impact of the proposed development (a 15km radius) including any downstream. These are summarised in **Table 2.3.1** below.

In addition to the identified Natura 2000 sites consideration is also given to relevant species listed under Annexes I and II and IV of the Birds and Habitats Directives respectively.



SACs are habitats of international significance that have been identified by NPWS and submitted for designation to the EU. SAC is a statutory designation, which has a legal basis under the EU Habitats Directive (92/43/EEC) as transposed into Irish law through the European Communities (Natural Habitats) Regulations, 1997. The main implication of this designation is that any project likely to have a significant adverse impact on the integrity of the SAC may only be carried out for *“imperative reasons of overriding public interest, including those of a social or economic nature”*.

SPA is a statutory designation, which has a legal basis under the EU Birds Directive (79/409/EEC). The primary objective of SPAs is to maintain or enhance the favourable conservation status of the birds for which the SPAs have been designated.

Proposed NHAs are also habitats or sites of interest to wildlife that have been identified by NPWS. These sites become NHAs once they have been formally advertised and land owners have been notified of their designation. NHAs are protected under the Wildlife (Amendment) Act, 2000, from the date they are formally proposed. NHA is a statutory designation according to the Wildlife (Amended) Act, 2000 and requires consultation with NPWS if any development impacts on a pNHA.

NHAs are considered to be of national importance, while SACs and SPAs are of international importance for nature conservation.

The lands owned by the HSE at Portrane are not currently designated for any nature conservation purposes under national or international legislation but a number of Natura 2000 sites (SAC/SPA) are in close proximity to the subject lands and a proposed NHA (pNHA) adjoins the lands.

The HSE owned lands are in close proximity to the boundaries of a number of sites designated for nature conservation at a national and international level. These include:

- Portrane Shore pNHA (Site Code: 001215), which adjoins the HSE land holding boundary to the east,
- Rogerstown Estuary SAC (Site Code: 000208), which is in close proximity to the HSE land holding boundary to the north,
- Rogerstown Estuary SPA (Site Code: 004015), which is in close proximity to the HSE land holding boundary to the east and north,

- Rogerstown Estuary pNHA (Site Code: 000208), which is in close proximity to the HSE land holding boundary to the north of the site.

A number of other Natura 2000 designated sites also occur within a 15km radius of the site. These and the sites listed above are summarised in **Table 2.3.1** below and include;

- Malahide Estuary SAC (Site Code: 000205)
- Malahide Estuary SPA (Site Code: 004025)
- Rockabill to Dalkey Islands SAC (Site Code: 003000)
- Lambay Island SAC (Site Code: 000204)
- Lambay Island SPA (Site Code: 004069)
- Ireland's Eye SPA (Site Code: 004117)
- Ireland's Eye SAC (Site Code: 002193)
- Baldoyle Bay SAC (Site Code: 000199)
- Baldoyle Bay SPA (Site Code: 004016)
- Skerries Islands SPA (Site Code: 004122)
- Rockabill SPA (Site Code: 004014)
- Howth Head SAC (Site Code: 000202)
- Howth Head Coast SPA (Site Code: 004113)
- North Dublin Bay (Site Code: 000206)
- North Bull Island SPA (Site Code: 004006)

The locations of these sites are presented on **Figure 2.3** in **Appendix 1**.

Some of these and a number of other sites in the area are also designated as proposed Natural Heritage Areas:

- Lambay Island pNHA (Site Code: 000204),
- Rockabill Island pNHA (Site Code: 000207),
- Malahide Estuary pNHA (Site Code: 000205),
- Feltrim Hill pNHA (Site Code: 001218),
- Sluice River Marsh pNHA (Site Code: 001763),
- Baldoyle Bay pNHA (Site Code: 000199),
- Howth Head pNHA (Site Code: 000202),
- Loughshinny Coast pNHA (Site Code: 002000),
- Santry Demesne pNHA (Site Code: 000178),
- Knock Lake pNHA (Site Code: 001203),
- Bog of the Ring pNHA (Site Code: 001204).

**Table 2.3.1. Designated Natura 2000 Sites within a 15km radius of the HSE lands at Portrane (See Figure 2.3 in Appendix 1).**

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
000208	Rogerstown Estuary SAC	In close proximity to the HSE land holding boundary to the N	<ul style="list-style-type: none"> <li>• (1130) Estuaries</li> <li>• (1140) Mudflats and sandflats not covered by seawater at low tide</li> <li>• (1310) <i>Salicornia</i> and other annuals colonizing mud and sand</li> <li>• (1330) Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>)</li> <li>• (1410) Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> <li>• (2120) Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</li> <li>• (2130) Fixed coastal dunes with herbaceous vegetation (grey dunes)*</li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
004015	Rogerstown Estuary SPA	In close proximity to the HSE land holding boundary to the N	<ul style="list-style-type: none"> <li>• Greylag Goose (<i>Anser anser</i>) [A043]</li> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Knot (<i>Calidris canutus</i>) [A143]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Wetlands &amp; Waterbirds [A999]</li> </ul>
000208	Rogerstown Estuary pNHA	In close proximity to the HSE land holding boundary to the N	<ul style="list-style-type: none"> <li>• as for the SAC</li> </ul>
001215	Portraine Shore pNHA	Adjoins the HSE land holding boundary to the E	<ul style="list-style-type: none"> <li>• rocky shore, with some intertidal sands</li> <li>• geological interest</li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
000205	Malahide Estuary SAC	0.5km S	<ul style="list-style-type: none"> <li>• (1140) Mudflats and sandflats not covered by seawater at low tide</li> <li>• (1310) <i>Salicornia</i> and other annuals colonizing mud and sand</li> <li>• (1320) <i>Spartina</i> swards (<i>Spartinion maritimae</i>)</li> <li>• (1330) Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)</li> <li>• (1410) Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> <li>• (2130) Fixed coastal dunes with herbaceous vegetation (grey dunes)*</li> <li>• (2120) Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
004025	Malahide Estuary SPA	1.9km S	<ul style="list-style-type: none"> <li>• Great Crested Grebe (<i>Podiceps cristatus</i>) [A005]</li> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Pintail (<i>Anas acuta</i>) [A054]</li> <li>• Goldeneye (<i>Bucephala clangula</i>) [A067]</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>) [A069]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Knot (<i>Calidris canutus</i>) [A143]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Wetlands &amp; Waterbirds [A999]</li> </ul>
003000	Rockabill to Dalkey Islands SAC	2.3km E	<ul style="list-style-type: none"> <li>• (1170) Reefs</li> <li>• (1351) Harbour Porpoise (<i>Phocoena phocoena</i>)</li> </ul>
000204	Lambay Island SAC	4.1km E	<ul style="list-style-type: none"> <li>• (1230) Vegetated sea cliffs of the Atlantic and Baltic coasts</li> <li>• (1364) <i>Halichoerus grypus</i></li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
004069	Lambay Island SPA	4.1km E	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Shag (<i>Phalacrocorax aristotelis</i>) [A018]</li> <li>• Greylag Goose (<i>Anser anser</i>) [A043]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> <li>• Razorbill (<i>Alca torda</i>) [A200]</li> <li>• Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul>
002193	Ireland's Eye SAC	6.6km SE	<ul style="list-style-type: none"> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> </ul>
004117	Ireland's Eye SPA	6.6km SE	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> <li>• Razorbill (<i>Alca torda</i>) [A200]</li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
004016	Baldoyle Bay SPA	7km S	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Wetlands &amp; Waterbirds [A999]</li> </ul>
000199	Baldoyle Bay SAC	7.3km S	<ul style="list-style-type: none"> <li>• (1140) Mudflats and sandflats not covered by seawater at low tide</li> <li>• (1310) <i>Salicornia</i> and other annuals colonizing mud and sand</li> <li>• (1330) Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>)</li> <li>• (1410) Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> </ul>
000202	Howth Head SAC	8.2km SE	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul>
004113	Howth Head Coast SPA	8.2km SE	<ul style="list-style-type: none"> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> </ul>



Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
004122	Skerries Islands SPA	8.5km N	<ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Shag (<i>Phalacrocorax aristotelis</i>) [A018]</li> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Purple Sandpiper (<i>Calidris maritima</i>) [A148]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> </ul>
004014	Rockabill SPA	9km N	<ul style="list-style-type: none"> <li>• Purple Sandpiper (<i>Calidris maritima</i>) [A148]</li> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
000206	North Dublin Bay SAC	10.5 km S	<ul style="list-style-type: none"> <li>• (1140) Mudflats and sandflats not covered by seawater at low tide</li> <li>• (1210) Annual vegetation of drift lines</li> <li>• (1310) <i>Salicornia</i> and other annuals colonizing mud and sand</li> <li>• (1320) <i>Spartina</i> swards (<i>Spartinion maritimae</i>)</li> <li>• (1330) Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)</li> <li>• (1395) Petalwort (<i>Petalophyllum ralfsii</i>)</li> <li>• (1410) Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> <li>• (2110) Embryonic shifting dunes</li> <li>• (2120) Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</li> <li>• (2130) Fixed coastal dunes with herbaceous vegetation (grey dunes)</li> <li>• (2190) Humid dune slacks</li> </ul>

Site Code	Site Name and Designation	Approximate distance from lands owned by the HSE at St. Ita's	Conservation Interest <i>Priority Habitats are indicated with an asterisk</i>
004006	North Bull Island SPA	10.5 km S	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</li> <li>• Shelduck (<i>Tadorna tadorna</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Pintail (<i>Anas acuta</i>)</li> <li>• Shoveler (<i>Anas clypeata</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>• Knot (<i>Calidris canutus</i>)</li> <li>• Sanderling (<i>Calidris alba</i>)</li> <li>• Dunlin (<i>Calidris alpina</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> <li>• Turnstone (<i>Arenaria interpres</i>)</li> <li>• Black-headed Gull (<i>Larus ridibundus</i>)</li> <li>• Wetlands &amp; Waterbirds</li> </ul>
000202	Howth Head SAC	11 km SE	<ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• European dry heaths [4030]</li> </ul>
004113	Howth Head Coast SPA	11 km SE	<ul style="list-style-type: none"> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> </ul>

### **Land Use Zoning**

The current land use zoning for the HSE land holding at St. Ita's in the Fingal County Development Plan 2011 to 2017 is 'HA' 'High Amenity'.

### ***Local Nature Conservation Designations***

In addition parts of Portrane Demesne are identified as 'Nature Development Areas' (NDAs) in the Fingal County Council County Development Plan 2011 - 2017. These Nature Development Areas are considered reservoirs of biodiversity in the wider countryside and together with the corridors and stepping stones allow species to move through the landscape. Nature Development Areas within St. Ita's demesne are identified and mapped in the Fingal County Development Plan and these areas relate mainly to the existing woodland areas (see *Fingal Biodiversity Action plan 2010-2015*).

### **Conservation Objectives:**

Detailed site management plans are available for many of the Natura 2000 sites identified as outlined in the reference list, and generic conservation objectives are identified for those remaining. The conservation objectives for each of the Natura 2000 sites outlined above are summarised below in **Table 2.3.2**.

This AA Screening report has examined the conservation objectives and the attributes and targets for each conservation objective and has not identified any potential risk of significant impact on these targets.

**Table 2.3.2. Conservation Objectives for the designated Natura 2000 sites within a 15km radius of the lands at Portrane.**

<b>Site Code:</b>	<b>Conservation Objectives</b>
Rogerstown Estuary SAC 000208	<p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• [1130] Estuaries</li> <li>• [1140] Mudflats and sandflats not covered by seawater at low tide</li> <li>• [1310] <i>Salicornia</i> and other annuals colonizing mud and sand</li> <li>• [1330] Atlantic salt meadows (<i>Glauco Puccinellietalia maritimae</i>)</li> <li>• [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> <li>• [2120] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes")</li> <li>• [2130] * Fixed coastal dunes with herbaceous vegetation ("grey dunes")</li> </ul>
Rogerstown Estuary SPA 004015	<p>To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [wintering] <i>Anser anser</i></li> <li>• [wintering] <i>Branta bernicla hrota</i></li> <li>• [wintering] <i>Tadorna tadorna</i></li> <li>• [wintering] <i>Anas clypeata</i></li> <li>• [wintering] <i>Haematopus ostralegus</i></li> <li>• [wintering] <i>Charadrius hiaticula</i></li> <li>• [wintering] <i>Pluvialis squatarola</i></li> <li>• [wintering] <i>Calidris canutus</i></li> <li>• [wintering] <i>Limosa limosa</i></li> <li>• [wintering] <i>Tringa totanus</i></li> </ul> <p>To maintain the favourable conservation condition of wetland habitat in Rogerstown Estuary SPA as a resource for the regularly occurring migratory waterbirds that utilise it.</p>

Site Code:	Conservation Objectives
Malahide Estuary SAC 000205	<p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• (1140) Mudflats and sandflats not covered by seawater at low tide</li> <li>• (1310) <i>Salicornia</i> and other annuals colonizing mud and sand</li> <li>• (1410) Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</li> <li>• (1330) Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>)</li> <li>• (2130) Fixed coastal dunes with herbaceous vegetation (grey dunes)*</li> <li>• (2120) Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)</li> </ul>
Malahide Estuary SPA 004025	<p>To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [wintering] <i>Podiceps cristatus</i></li> <li>• [wintering] <i>Branta bernicla hrota</i></li> <li>• [wintering] <i>Tadorna tadorna</i></li> <li>• [wintering] <i>Anas acuta</i></li> <li>• [wintering] <i>Bucephala clangula</i></li> <li>• [wintering] <i>Mergus serrator</i></li> <li>• [wintering] <i>Haematopus ostralegus</i></li> <li>• [wintering] <i>Pluvialis squatarola</i></li> <li>• [wintering] <i>Calidris canutus</i></li> <li>• [wintering] <i>Limosa limosa</i></li> <li>• [wintering] <i>Limosa lapponica</i></li> <li>• [wintering] <i>Tringa tetanus</i></li> </ul> <p>To maintain the favourable conservation condition of the wetland habitat in Malahide Estuary SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.</p>
Rockabill to Dalkey Islands SAC 003000	<p>To maintain the favourable conservation condition of the Annex I habitat and the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• (1170) Reefs</li> <li>• (1351) Harbour porpoise (<i>Phocoena phocoena</i>)</li> </ul>

Site Code:	Conservation Objectives
Lambay Island SAC 000204	<p>To maintain the favourable conservation condition of the Annex I habitat and the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>• Grey seal (<i>Halichoerus grypus</i>) [1364]</li> </ul>
Lambay Island SPA 004069	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [breeding ] <i>Fulmarus glacialis</i></li> <li>• [breeding ] <i>Phalacrocorax aristotelis</i></li> <li>• [wintering] <i>Anser anser</i></li> <li>• [breeding ] <i>Rissa tridactyla</i></li> <li>• [breeding ] <i>Uria aalge</i></li> <li>• [breeding ] <i>Alca torda</i></li> <li>• [breeding ] <i>Fratercula arctic</i></li> </ul>
Ireland's Eye SAC 002193	<p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• Perennial vegetation of stony banks [1220]</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> </ul>
Ireland's Eye SPA 004117	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [breeding] <i>Phalacrocorax carbo</i></li> <li>• [breeding] <i>Larus argentatus</i></li> <li>• [breeding] <i>Rissa tridactyla</i></li> <li>• [breeding] <i>Uria aalge</i></li> <li>• [breeding] <i>Alca torda</i></li> </ul>

Site Code:	Conservation Objectives
Baldoyle Bay SPA 004016	<p>To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [wintering] <i>Branta bernicla hrota</i></li> <li>• [wintering] <i>Tadorna tadorna</i></li> <li>• [wintering] <i>Charadrius hiaticula</i></li> <li>• [wintering] <i>Pluvialis squatarola</i></li> <li>• [wintering] <i>Limosa lapponica</i></li> </ul> <p>To maintain the favourable conservation condition of the wetland habitat in Baldoyle Bay SPA</p>
Baldoyle Bay SAC 000199	<p>To maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected:</p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• <i>Salicornia</i> and other annuals colonizing mud and sand [1310]</li> <li>• Spartina swards (<i>Spartinion maritimae</i>) [1320]</li> <li>• Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> </ul>
Skerries Islands SPA 004122	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Shag (<i>Phalacrocorax aristotelis</i>) [A018]</li> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Purple Sandpiper (<i>Calidris maritima</i>) [A148]</li> <li>• Turnstone (<i>Arenaria interpres</i>) [A169]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> </ul>



Site Code:	Conservation Objectives
Rockabill SPA 004014	<p>To maintain the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• Purple Sandpiper (<i>Calidris maritima</i>) [A148]</li> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul>
North Dublin Bay SAC 000206	<p>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:</p> <ul style="list-style-type: none"> <li>• Mudflats/ sandflats (1140)</li> <li>• Annual vegetation of drift lines (1210)</li> <li>• Salicornia mudflats (1310)</li> <li>• Spartina swards (1320)</li> <li>• Atlantic salt meadows (1330)</li> <li>• Mediterranean salt meadows (1410)</li> <li>• Embryonic shifting dunes (2110)</li> <li>• Ammophila "white dunes" (2120)</li> <li>• Fixed "grey dunes" (2130)</li> <li>• Humid dune slacks (2190)</li> <li>• Petalwort (<i>Petallophyllum ralfsii</i>)</li> </ul>
North Bull Island SPA 004006	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [wintering] <i>Pluvialis apricaria</i></li> <li>• [wintering] <i>Limosa lapponica</i></li> <li>• [wintering] <i>Philomachus pugnax</i></li> <li>• [wintering] <i>Asio flammeus</i></li> </ul>
Howth Head SAC 000202	<p>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:</p> <ul style="list-style-type: none"> <li>• [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts</li> <li>• [4030] European dry heaths</li> </ul>
Howth Head Coast SPA 004113	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:</p> <ul style="list-style-type: none"> <li>• [breeding] <i>Rissa tridactyla</i></li> </ul>

## 2.4 Assessment of Significance

This section considers the potential impacts of the proposed variation on the Natura 2000 sites detailed in **Table 2.3.1** and their qualifying habitats and species under the EU Habitats and Birds Directives. Any projects which arise from the Fingal County Development Plan 2013 – 2017 as varied by this proposed variation to the Plan, will also be subject to screening for AA and where appropriate full AA. The Fingal County Development Plan 2013 – 2017 contains a full suite of policies and objectives which ensure the protection of Natura 2000 sites.

The potential impacts of the proposed variation to the Fingal County Development Plan 2013 – 2017 of lands at St. Ita's, Portrane on the Natura 2000 sites within a 15km radius of the HSE owned lands are assessed using the following factors:

- size and scale
- land-take
- distance from the Natura 2000 site or key features of the site
- resource requirements (water abstraction etc.)
- emissions (disposal to land, water or air)
- excavation requirements
- transportation requirements
- duration of construction, operation, decommissioning, etc.
- 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
- key relationships that define the structure of the sites
- key relationships that define the function of the site

These impacts on the Natura 2000 sites within a 15km radius of the HSE owned lands are summarised below in **Table 2.4.1**.

**Table 2.4.1. Likely direct, indirect or secondary impacts of the proposed variation (either alone or in combination with other plans or projects) on Natura 2000 sites within a 15km radius of the site by virtue of:**

<p><b>Size and scale</b></p>	<p>The area to which the proposed variation relates does not contain any designated nature conservation sites of international importance. However, Rogerstown Estuary, a SPA and SAC is in close proximity to the HSE land boundary.</p>
<p><b>Land-take</b></p>	<p>No land take from any Natura 2000 site is envisaged as a result of the proposed variation.</p>
<p><b>Distance from Natura 2000 sites</b></p>	<p>In close proximity to the HSE lands -                      Rogerstown Estuary SAC                      In close proximity to the HSE lands -                      Rogerstown Estuary SPA                      0.5km S- Malahide Estuary SAC                      1.9km S - Malahide Estuary SPA                      2.3km E - Rockabill to Dalkey Islands SAC                      4.1km E - Lambay Island SAC                      4.1km E - Lambay Island SPA                      6.6km SE - Ireland’s Eye SAC                      6.6km SE - Ireland’s Eye SPA                      7km S - Baldoyle Bay SPA                      7.3km S - Baldoyle Bay SAC                      8.5km N - Skerries Islands SPA                      9km N - Rockabill SPA                      10.5 km S - North Dublin Bay SAC                      10.5km S - North Bull Island SPA                      11km SE – Howth Head SAC                      11km SE – Howth Head Coast SPA</p>
<p><b>Resource requirements (water abstraction, etc.)</b></p>	<p>Water supply for the majority of the Fingal area is derived from the Leixlip Water Treatment Plant. Water supply improvements from the Leixlip Water Treatment Plant are currently underway and due for completion by 2014. There will be no impact on the water levels or the hydrology of any of the Natura 2000 sites.</p>

<p><b>Emissions (disposal to land, water or air)</b></p>	<p>Surface water drainage from the lands currently discharges via a network of local land drains which ultimately drain to the coast. Any runoff from the site will be attenuated to ensure that existing green field runoff rates are maintained. Measures to reduce the potential for runoff of pollutants during construction will be put in place.</p> <p>Waste Water from any development within St. Ita's will discharge to the adjoining Donabate/Portrane Waste Water Treatment Plant and Sea outfall. The expanded Donabate/Portrane WWTP was commissioned in September 2012. There is adequate capacity in the Donabate WWTP to accommodate any future additional demands within St. Ita's.</p>
<p><b>Excavation requirements</b></p>	<p>None within any Natura 2000 site.</p>
<p><b>Transportation requirements</b></p>	<p>Unknown at present.</p>
<p><b>Duration of construction, operation, decommissioning, etc.</b></p>	<p>Unknown at present.</p>
<p><b>Reduction of habitat area</b></p>	<p>None within any Natura 2000 site.</p>

Changes to any Natura 2000 sites within a 15km radius of the HSE lands arising as a result of disturbance, fragmentation, etc. are summarised below in **Table 2.4.2.**

**Table 2.4.2. Description of likely changes to the site arising as a result of:**

<p><b>Disturbance to key species</b></p>	
<p><b>Habitat or species fragmentation</b></p>	<p>There will be no fragmentation of habitats or species in any Natura 2000 site as a result of the proposed variation.</p>

<b>Reduction in species density</b>	No reduction in species density is expected in any Natura 2000 site as a result of the proposed variation.
<b>Changes in key indicators of conservation value (water quality etc.)</b>	No changes to key indicators of conservation value such as water quality is expected as a result of the proposed variation.
<b>Climate change</b>	Unknown.

Likely impacts on any Natura 2000 sites within a 15km radius of the HSE lands as a whole in terms of structure and functions are described below in **Table 2.4.3.**

**Table 2.4.3. Describe any likely impacts on the Natura 2000 site as a whole in terms of:**

<b>Key relationships that define the structure of the sites</b>	None
<b>Key relationships that define the function of the site</b>	None

Fields to the north of St. Ita’s and the subject Variation Lands have been identified as wet grassland, and as potentially important as a supporting feature for the nearby Malahide and Rogerstown Estuaries (both SPAs) and for snipe in particular. The Feasibility Study has identified this area as a wetland amenity zone. The proposed Variation does not impact on this area. Given the potential of the area for birds, it is recommended that this area remain fully excluded from consideration for future development. Provided that this wetland area remains fully excluded from development, it is expected that there will be no disturbance to key species. However any potential impacts on this wetland area arising from future projects on the Variation Lands will be fully assessed.

### **Cumulative/In Combination Impacts**

The EC Habitats Directive and the Habitats Regulations 2011 require that the impacts on Natura 2000 sites are assessed from the plan or project in question and also in the presence of other plans and projects that could affect the same Natura 2000 sites.

The Appropriate Assessment process identified the plans and projects that could act in combination with the proposed variation to pose likely significant effects on European sites within the study area and its environs.

These included:

- The Fingal County Development Plan 2011-2017.
- The Donabate Distributor Road. This road links the Portrane Road and Hearse Road west of Donabate village and was granted planning permission by An Bord Pleanála in 2011.
- Donabate Waste Water Treatment Plant: The expanded Donabate/Portrane Waste Water Treatment Plant was commissioned in September 2012 and has a capacity for 65,000 p.e.,
- Reg. Ref. F12A/86: Housing Development for 155 no. dwelling units and 1 no. crèche facility permitted at Turvey, Donabate, on lands bounded by Waterlefe residential development and Turvey Golf Club lands to the west, non-developed Turvey residential zoned lands to the north, existing/permitted/under construction Beverton residential development to the east and to the south by Turvey Avenue.
- Reg. Ref. F11A/173: Housing Development for 99 no. residential units permitted on lands off Portrane Road, Carrs Mill, Rahillion, Donabate, Co. Dublin.

All of these plans and/or projects have been screened for Appropriate Assessment or undergone an Appropriate Assessment themselves and it is therefore assumed that if a plan has been adopted following an AA then it cannot pose likely significant adverse effects on European Sites.

All of the Natura 2000 sites were excluded from further Appropriate Assessment on the basis that potential impacts from the proposed variation to the Fingal County Development Plan 2011 to 2017 in relation to the lands at St. Ita's, Portrane will have no adverse effects on the integrity of these sites as defined by their status and conservation objectives.

### **3. SCREENING ASSESSMENT CONCLUSION**

All of the Natura 2000 sites were excluded from further Appropriate Assessment on the basis that potential impacts from the proposed

variation to the Fingal County Development Plan 2011 to 2017 in relation to lands at St. Ita's, Portrane will have no adverse effects on the integrity of these sites as defined by their status and conservation objectives.

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

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## **5. APPENDIX 1. FIGURE 2.3 NATURA 2000 SITES WITHIN A 15KM RADIUS OF ST ITA'S**

