



Comhairle Contae Fhine Gall
Fingal County Council

Oldtown Local Area Plan

Screening for Appropriate Assessment

February 2012

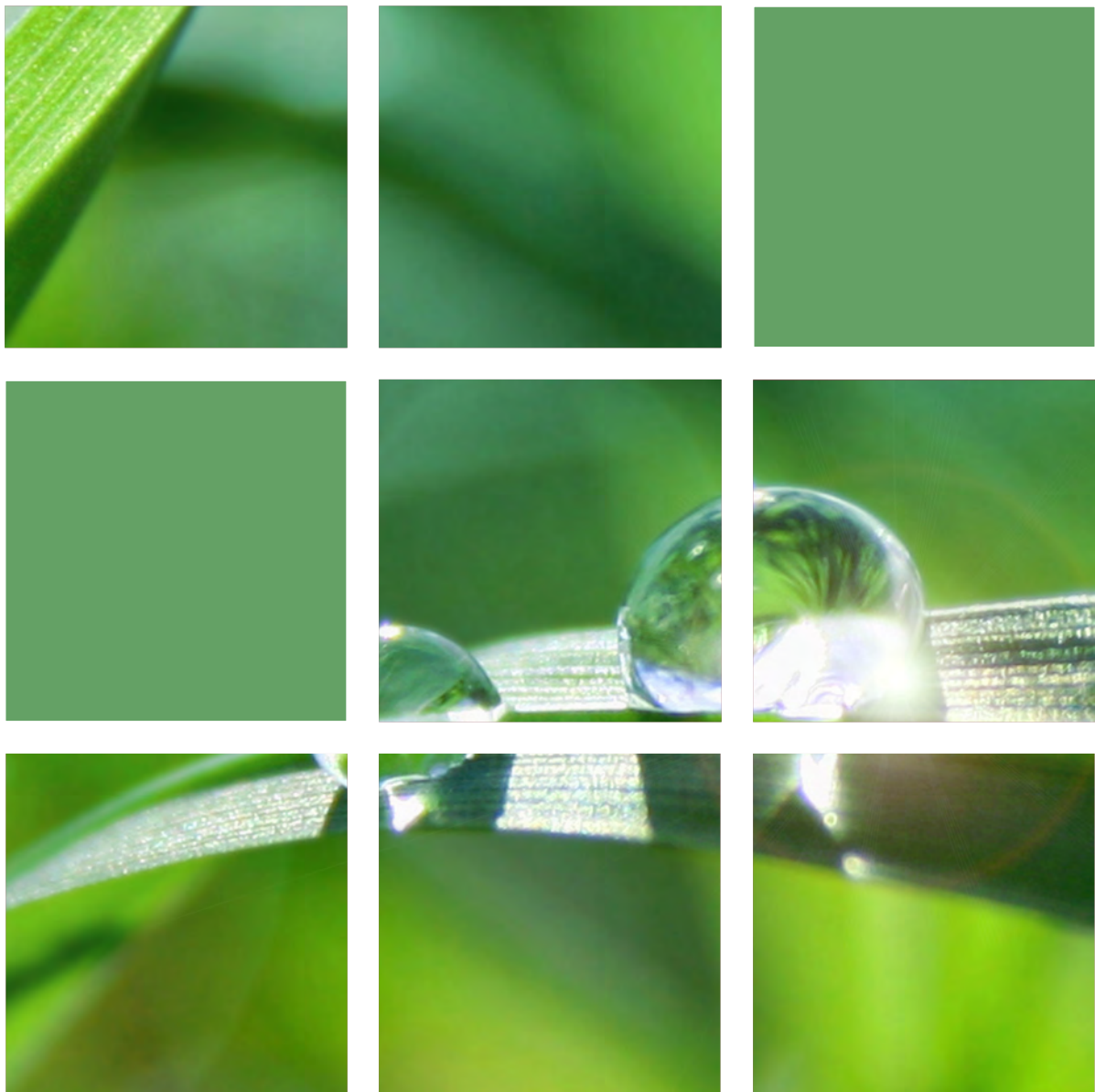


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1 INTRODUCTION

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 Local Area Plan (LAP) for Oldtown in Fingal zoned RV in the 2011-2017 Fingal Development Plan.

1.2 OLDTOWN LOCAL AREA PLAN

Fingal County Council is preparing a draft Local Area Plan for Oldtown which is located within a rural area of Fingal, to the northwest of Swords and the Dublin Airport. The village is zoned 'RV' in the Fingal Development Plan 2011-2017.

This 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 Local Area Plan 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 Local Area Plan 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.

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).

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 and the European Communities (Birds and Natural Habitats) Regulations SI 477/2011.

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).

1.4 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 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/media/npws/publications/codesofpractice/AA%20Guidance%2010-12-09.pdf>
- Managing Natura 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf
- 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;
http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_en.pdf
- 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/environment/nature/natura2000/management/docs/art6/guidance_art6_4_en.pdf

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 Oldtown, which is a small attractive rural village in central Fingal, located approximately 10km north of Swords and 6km east of Asbourne, in Co. Meath.

The plan area covers an area of approximately circa 30hectares (c.74 acres) and has a current population of circa 425 persons. In addition, permitted development not yet built, could bring the population to c.650.

The Vision Statement for the Village is as follows:

'To promote Oldtown as an attractive and vibrant village, ensuring its sustainable expansion and development 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.'

There are 157 existing houses in Oldtown together with a school, small grocery shop a public house and community hall. The LAP proposes development on a phased basis. The total number of houses proposed for Oldtown in this LAP is c.272 units: (i.e.157 existing; 75 permitted but unbuilt and an additional 40 proposed in this LAP) resulting c.760 population over time. This level of residential development is considered to be optimum for the village in the longer term and is likely to occur over a longer period than the lifetime of this LAP. Small scale retail, commercial, or enterprises type uses are also proposed.

A Village Development Framework Plan and Design Guidance (VDFP) for Oldtown will be prepared in tandem with and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFP. The VDFP forms the blueprint for the future development of the LAP lands. This Framework Plan will guide the physical development of the village, clearly indicating the potential to integrate and consolidate the disparate development areas within the village.

Much of the future development in the village will be residential, with some small scale local shops and services. There is sufficient undeveloped zoned land within the RV boundary to accommodate the proposed additional population.

Key Objectives of the LAP

Housing

- Strengthen and consolidate the built form of the village.
- Provide for a viable housing alternative to the open countryside.
- Promote the provision of a choice of dwelling types, tenure and size to reflect the diversity of needs in the expanding community.
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases.
- Seek the satisfactory completion of the existing unfinished estates at Weston Park and Oldtown Avenue.

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 control 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 additional retail, service, healthcare, 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 and maximise the tourism potential of Oldtown 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 natural heritage of the area is protected and enhanced.
- Protect a riparian corridor along the Daws 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

- Protect and enhance existing recreational facilities and amenities.
- Provide for the development of additional open space areas and recreational facilities to meet the recreational needs of residents and to act as a visitor attraction.
- Maximise the accessibility of existing and 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; the use of renewable energy systems and energy 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 Daws river and ground water quality.

Adjacent Zonings

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'.

2.2 EXISTING ENVIRONMENT AT THE LAP LANDS

Oldtown is a small attractive rural village in central Fingal, located approximately 10km north of Swords and 6km east of Asbourne, in Co. Meath. The Regional Road R122 travels through the village connecting Oldtown southwards to Swords, and northwards to The Naul. The Daws River, a tributary of the Ballyboghil River meanders through the village. Oldtown is part of a network of villages in Fingal which function as small service centres for their immediate agricultural hinterland. It has a distinctive village character and strong identity with traditional buildings and a defined street network.

2.3 FOUL SEWERAGE AND THE WATER SERVICES

Water Supply

Parts of Oldtown village and its surroundings are served by Asbestos Concrete (AC) watermains. Work is well underway to improve security of supply by replacing the AC watermains as part of the Ward Water Supply Scheme. Single houses and small commercial development may continue to connect to the existing AC watermains however 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" Feb. 2009.

Foul Drainage

The Oldtown Wastewater Treatment Plant is currently designed to cater for a maximum Population Equivalent (PE) of 500. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Ballyboghil River.

Currently there is insufficient capacity in the Oldtown Wastewater Treatment Plant to cater for the proposed level of development. A permanent upgrade of the treatment plant will be required to cater for the long term needs of the village. Pending the implementation of the permanent upgrade, the Council will undertake to carry out interim upgrade works accommodating 800 p.e. to facilitate development of lands within the local area plan. A condition of the permitted but unbuilt units in the local area plan is that they are subject to the planning conditions stating that no works to commence on-site pending the permanent or interim WWTP works.

Surface Water and Flooding

There is a limited surface water system serving the Shamrock Park area of the village. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Daws River through a series of drainage ditches and culverts. Surface water also infiltrates into the foul drainage network, particularly at times of heavy rainfall.

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, a 10-15 metre (min) riparian corridor must be maintained either side of a watercourse, measured from the top of the bank. In this LAP a riparian corridor is proposed along the southern side of the Daws River, where there is currently no development. Recent Flood Risk Mapping has indicated that this area is at risk of flooding during extreme rainfall events. This proposed riparian corridor is in accordance with the Council's policy on Green Infrastructure and Biodiversity.

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 (GSDS) will be implemented.

Flood Risk Management

Fingal County Council, along with Meath County Council and the Office of Public Works (OPW) are currently carrying out the Fingal East Meath Flood Risk Assessment and Management Study (FEM FRAMS). This is a catchment-based flood risk assessment and management study of 19 rivers and streams within the county including the Daws River.

The core objectives of the Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS) include;

- The development of maps for the existing and potential flood hazard and risk areas within the study catchment.
- The development of an economically, socially and environmentally appropriate long- term strategy (a Flood Risk Management Plan) for the Fingal and East Meath study area and associated SEA.
- Setting out the measures and policies based on the core objectives including guidance on appropriate development that should be pursued by the Local Authorities.

Water Quality

The Daws River, a tributary of the Ballyboghil River, flows in an easterly direction through the centre of Oldtown village, it joins the Ballyboghil River which flows through Ballyboghil and discharges at Rogerstown Estuary, a Natura 2000 site. The proposed development lands at Oldtown are located within the Ballyboghil WMU. The Ballyboghil WMU has been designated as 'poor status' by the EPA under the Water Framework Directive. The main pressures identified in the Ballyboghil WMU include: point source pollution from the Oldtown and Ballyboghil Treatment Plants; diffuse pollution from agriculture, urban runoff and septic tanks/on-site treatment systems. In relation to waterbodies within or adjacent to LAP lands, it is imperative that any works during construction/development phases do not impact negatively on the rivers or any tributaries. 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 onus is on Fingal County Council to 'restore' any waterbodies in this WMU to 'good status' by 2015.

The LAP includes specific 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 Oldtown 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 Oldtown 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>Glauco-Puccinellietalia maritima</i>) [1330];	-

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

Table 2.2: SPAs within 15km of Oldtown 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, Wetlands & 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, Wetlands & 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 four sites in all, 2 SACs and 2 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 Oldtown village are approximately 9km from the nearest Natura 2000 site (Rogerstown 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.

Parts of Oldtown village and its surroundings are served by Asbestos Concrete (AC) watermains. Work is well underway to improve security of supply by replacing the AC watermains as part of the Ward Water Supply Scheme. 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 the EU Drinking Water Regulations 2007, Fingal County Council's "Guidelines For Drinking Water Supply" Feb. 2009 and the requirements of the Water Framework Directive (WFD) 2000.

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. Treated effluent from Oldtown village WWTP discharges to the Daws River, a tributary of the Ballyboghil River, which discharges into Rogerstown Estuary SAC and SPA, approximately 9km downstream. 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 water quality of the Ballyboghil River. Pending the implementation of the permanent upgrade of the Oldtown Wastewater Treatment Plant, the Council will undertake to carry out interim upgrade works accommodating 800 p.e. to facilitate development of lands within the local area plan. The proposed upgrade works shall be assessed, designed and maintained to ensure compliance with the Water Framework Directive and the Urban Waste Water Directive. The proposed upgrade of the existing wastewater treatment plant will result in a major improvement to the water quality in the Ballyboghil River downstream of the present discharge point, which would result in a positive indirect impact on the Rogerstown Estuary SAC and SPA.

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 four Natura 2000 sites identified. Other plans and projects specific to these relevant Natura 2000 sites are the following:

- Garristown Village LAP;
- Rivermeade Village LAP;
- The Naul LAP;
- Balscadden LAP;
- Fosterstown LAP;
- Fingal 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 Ballyboghil River forms a pathway for water quality issues to impact indirectly on the downstream Natura 2000 sites (i.e. Rogerstown Estuary SAC and SPA). Pending the implementation of the permanent upgrade of the Oldtown Wastewater Treatment Plant, the Council will undertake interim upgrade works accommodating 800 p.e. to facilitate development of lands within the local area plan. The permitted but unbuilt units in the local area plan are subject to the planning conditions stating that no works to commence on-site pending the permanent or interim WWTP works. In addition, no other development of the local area plan lands will be permitted pending the the permanent or interim WWTP works. The interim upgrade of the Oldtown wastewater treatment plant will result in a major improvement to the water quality in the Ballyboghil River, which would result in a positive indirect impact on the Rogerstown 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 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.

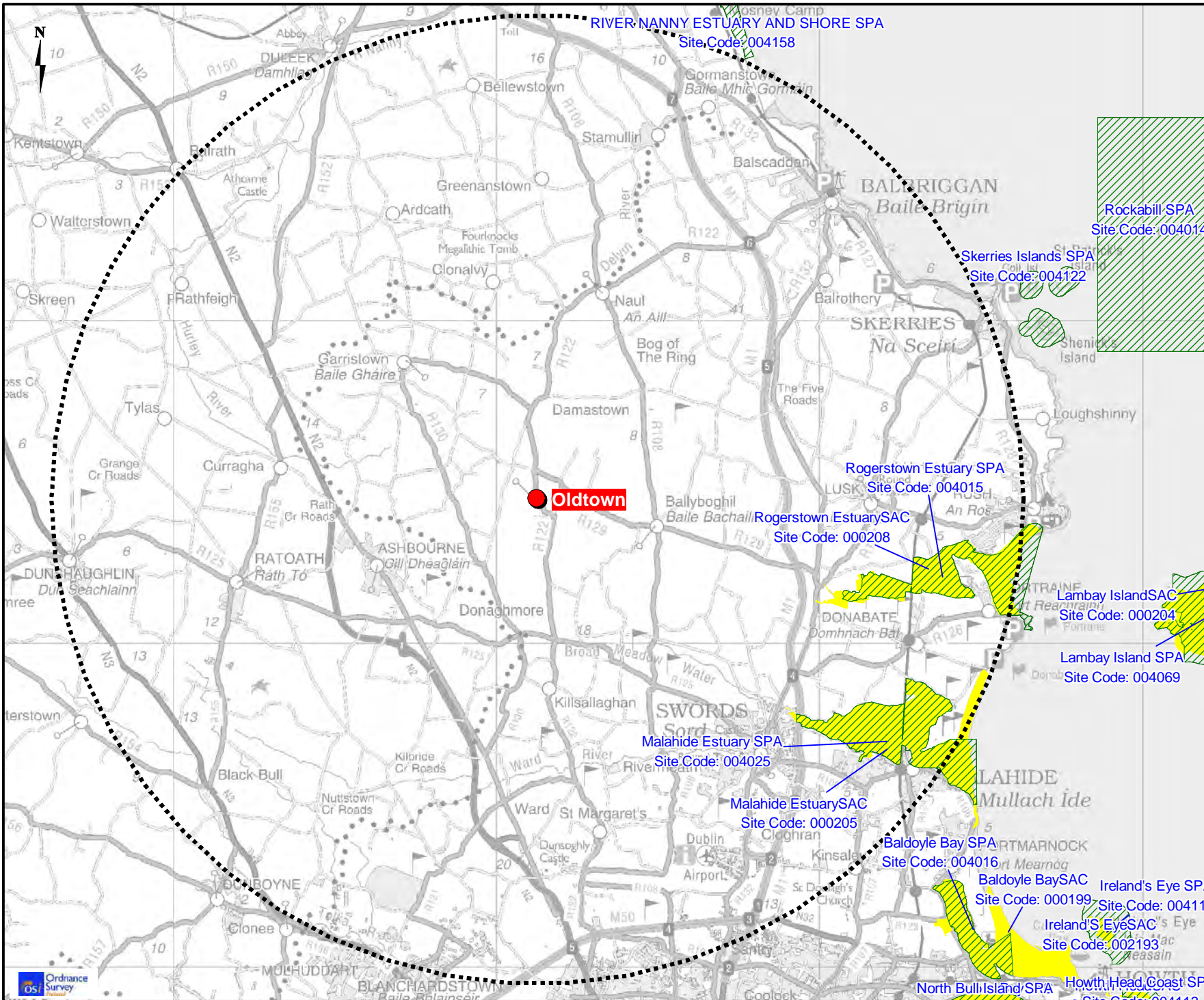
Table 2.3: Likely Changes to Natura 2000 Sites

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
Rogerstown Estuary SPA	None	None	None	None	None	N/A
Malahide Estuary 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 Oldtown 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

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Drawn by:	E. L.	Project No. MDE0931
Checked by:	B.D.	File Ref.
Approved by:	xxx	MDE0931M0009D01
Scale:	1:160,000 @ A4	Drawing No. Rev.
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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 plan area will be adversely affected. A Finding of No Significant Effects Matrix has been completed and is presented in Section 4 of this screening statement.

On the basis of the findings of this Screening for Appropriate Assessment 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	Oldtown LAP
Name and location of Natura 2000 site	Rogerstown Estuary SAC; Malahide Estuary SAC; Rogerstown Estuary SPA; and Malahide Estuary SPA.
Description of the project or plan	<p>The LAP sets out the optimal development strategy for the future development of an area of approximately 30 hectares, which has 157 existing houses and a population of circa 425.</p> <p>The Vision Statement for the Village is as follows:</p> <p><i>'To promote Oldtown as an attractive and vibrant village, ensuring its sustainable expansion and development 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.'</i></p> <p>There are 157 existing houses in Oldtown together with a school, small grocery shop a public house and community hall. Future development will comprise mainly residential development together with small scale local shops, services, employment space, and additional recreational facilities. Development of the LAP lands could potentially yield in the long term approximately 115 additional residential units increasing the population of Oldtown in the long term to circa 760 persons.</p> <p>The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but the LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular improvements to water services and roads.</p> <p>A Village Development Framework Plan and Design Guidance [VDFP] for Oldtown has been prepared and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFP. The VDFP forms the blueprint for the future development of the LAP lands. This Framework Plan will guide the physical development of the village, clearly indicating the potential to integrate and consolidate the disparate development areas within the village.</p> <p>Key Elements of the Plan:</p> <p>Key elements in the development strategy for the subject lands are as follows:</p> <ul style="list-style-type: none"> • Development areas: providing for 4 Development areas; • Village Development Framework Plan and Design Guidance [VDFP]: requiring that all development proposals shall have regard to the guidelines set out in the VDFP; • Local services: the Council will promote the protection of existing local retail/commercial services and the expansion of this sector to an

	<p>appropriate level for the needs of the village</p> <ul style="list-style-type: none"> • Existing residential amenities: ensuring the protection of the residential amenities of existing housing by minimising visual intrusion, overlooking and overshadowing; • Public open space and recreation: providing for extended public open space areas and improved recreational facilities; • Trees and hedgerows: providing for the retention of trees and hedgerows of amenity value; • Road improvements: providing for improvements in the road network serving Oldtown in conjunction with new development; • Low Carbon Community: promoting the development of this village as a Low Carbon Community; • Foul drainage: A permanent upgrade of the treatment plant will be required to cater for the long term needs of the village. Pending the implementation of the permanent upgrade, the Council will undertake to carry out interim upgrade works accommodating 800 p.e. to facilitate development of lands within the LAP; and • Surface Water Drainage: requiring the LAP lands to be developed in accordance with SUDS principles and in compliance with the 'Greater Dublin Strategic Drainage Study'.
<p>Is the project or plan directly connected with or necessary to the management of the site (provide details)?</p>	<p>No</p>
<p>Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</p>	<p>Garristown Village LAP; Rivermeade 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>
<p>The Assessment of Significance of Effects</p>	
<p>Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.</p>	<p>The proposed development is not likely to affect Natura 2000 sites.</p>
<p>Explain why these effects are not considered significant.</p>	<p>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 Oldtown village are approximately 9km from the nearest Natura 2000 site (Rogerstown 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.</p> <p>Parts of Oldtown village and its surroundings are</p>

	<p>served by Asbestos Concrete (AC) watermains. Work is well underway to improve security of supply by replacing the AC watermains as part of the Ward Water Supply Scheme. 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 the EU Drinking Water Regulations 2007, Fingal County Council's "Guidelines For Drinking Water Supply" Feb. 2009 and the requirements of the Water Framework Directive (WFD) 2000.</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. Treated effluent from Oldtown village WWTP discharges to the Daws River, a tributary of the Ballyboghil River, which discharges into Rogerstown Estuary SAC and SPA, approximately 9km downstream. 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.</p> <p>In addition, a key priority for the Planning Authority is the need to ensure that there is no adverse impact on the water quality of the Ballyboghil River. Pending the implementation of the permanent upgrade of the Oldtown Wastewater Treatment Plant, the Council will undertake to carry out interim upgrade works accommodating 800 p.e. to facilitate development of lands within the local area plan. The proposed upgrade works shall be assessed, designed and maintained to ensure compliance with the Water Framework Directive and the Urban Waste Water Directive. The proposed upgrade of the existing wastewater treatment plant will result in a major improvement to the water quality in the Ballyboghil River downstream of the present discharge point, which would result in a positive indirect impact on the Rogerstown Estuary SAC and SPA.</p>
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.
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