

AA SCREENING REPORT

Meath Street and Environs Public Realm Project

Prepared for Dublin City Council

MEC Ltd.

Document Stage	Document Version	Prepared by	Approved By
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ENVIRONMENTAL CONSULTANCY

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1 Introduction

Minogue & Associates has been commissioned by Dublin City Council to undertake a Screening Report in support of an Appropriate Assessment (AA), under Article 6 of the EU Habitats Directive, of the proposed '*Meath Street and Environs Public Realm Project*' development on Meath Street, Dublin.

1.1 Approach to Habitats Directive Screening for Appropriate Assessment

This Screening Report for Appropriate Assessment forms Stage 1 of the Habitats Directive Assessment process and is being undertaken in order to comply with the requirements of the Habitats Directive Article 6(3). The function of this Screening Report is to determine if it can or cannot be excluded, on the basis of objective information, that the project, individually or in combination with other plans or projects, will have a significant effect on a European Site. This Screening Report has been prepared to provide information to the competent authority to assist them in their determination as to whether a Stage 2 Appropriate Assessment is required for the project.

1.2 Legislative Context

This Screening Report for Appropriate Assessment is being prepared in order to enable the competent authority to comply with Article 6(3) of Council Directive 92/43/EEC (The Habitats Directive). It is prepared to assess whether or not the project alone or in combination with other plans and projects is likely to have a significant effect on any European Site in view of best scientific knowledge and in view of the conservation objectives of the European Sites and specifically on the habitats and species for which the sites have been designated.

1.2.1 Requirement for an Assessment under Article 6 of the Habitats Directive

According to Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 – 2015, the competent Authority has a duty to:

- Determine whether the proposed Project is directly connected to or necessary for the management of one of more European Sites; and, if not,
- Determine if the Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

This Report contains a Screening for Appropriate Assessment and is intended to assess and address all issues regarding the construction and operation of the Project and to inform and allow the competent authority to comply with the Habitats Directive. Article 6(3) of the Habitats Directive defines the requirements for assessment of projects and plans for which likely significant effects on European Sites may arise. The European Communities (Birds and Natural Habitats) Regulations, 2011 – 2015 (the Habitats Regulations) transpose into Irish law Directive 2009/147/EC (the Birds Directive) and Council Directive 92/43/EEC (the Habitats Directive) lists habitats and species that are of international importance for conservation and require protection. The Habitats legislation requires competent authorities, to carry out a Screening for Appropriate Assessment of plans and projects that, alone or in combination with other plans or projects, would be likely to have significant effects on European Sites in view of best scientific knowledge and the Site's conservation objectives. This requirement is transposed into Irish Law by Part 5 of the Habitats Regulations and Part XAB of the Planning and Development Act, 2000 (as amended).



1.3 Stage 1 Screening Method

The function of this report is to identify whether the project will have a likely significant effect on European Sites. In this context “likely” means a risk or possibility of effects occurring that **cannot** be ruled out based on objective information and “significant” means an effect that would undermine the conservation objectives of the European sites, either alone or in-combination with other plans and projects (Office of the Planning Regulator (OPR), 2021) .

The function of the Screening exercise is to identify whether or not the proposal will have the potential to result in likely significant effect on European Sites. In this context “likely” refers to the presence of doubt with regard to the absence of significant effects (ECJ case C-127/02) and “significant” means not trivial or inconsequential but an effect that has the potential to undermine the site’s conservation objectives (English Nature, 1999; ECJ case C-127/02 &). In other words, any effect that compromises the conservation status of a European Sites and interferes with achieving its conservation objectives would constitute a significant effect.

The nature of the likely interactions between the Plan and the Conservation Objectives of European Sites will depend upon the:

- the ecological characteristics of the species or habitat, including their structure, function, conservation status and sensitivity to change; *and/or*
- the character, magnitude, duration, consequences and probability of the impacts arising from land use activities associated with the plan, in combination with other plans and projects.

The European Commission Guidelines (2001) outline the stages involved in undertaking a Screening assessment of a plan or project that has the potential to have likely significant effects on European Sites. The methodology adopted for the Screening of the Plan is informed by these guidelines and was undertaken in the following stages:

- A brief description of the Plan is provided and determine whether it is necessary for the conservation management of European Sites;
- Identification of European Sites occurring within the zone of influence of the Plan;
- Identification of potential likely significant effects to European Sites; and

Identification of other plans or projects that, in combination with the Plan, have the potential to affect European Sites.

1.4 Project Description

This planning application is for the development of the ‘Meath Street and Environs Public Realm Project’ in Meath Street, Dublin City.

This project relates to renewal of all areas of the public realm including substantially widening and relaying footpaths, resurfacing the carriageway, reordering car parking and loading provision on the street, adding street trees and landscaping, installing cycle parking and other street furniture, and upgrading public lighting and other services on the street. The kerb lines will be realigned, repaved and resurfaced. The carriageway, parking and loading bays will be made of stone mastic asphalt. The footpaths would consist of concrete flagstones with stone detailing. The existing kerbs are to be re-used. Accessible parking bays are to be integrated with the footpath and paved in concrete setts.



The proposed scheme will substantially increase the space afforded to pedestrians on the street and provide opportunities for on-street uses such as outdoor seating areas and event markets and stalls, as well as creating opportunities for trees and landscaping and public seating.

The proposed scheme has been designed in line with the principle of universal design including features such as more spacious footways, raised crossing points at junctions and side streets and the addition of uncontrolled crossings along the street.

The proposal will retain one-way, northbound traffic flow on Meath Street and will retain the existing flows into the street from adjoining streets. The street operates as a 30km zone.

The street is serviced by an existing combined sewer and no significant changes to the existing surface water drainage network serviced by the combined sewer are proposed as part of the project. There will be realignment of existing surface water gullies but no fundamental change to the combined sewerage system.

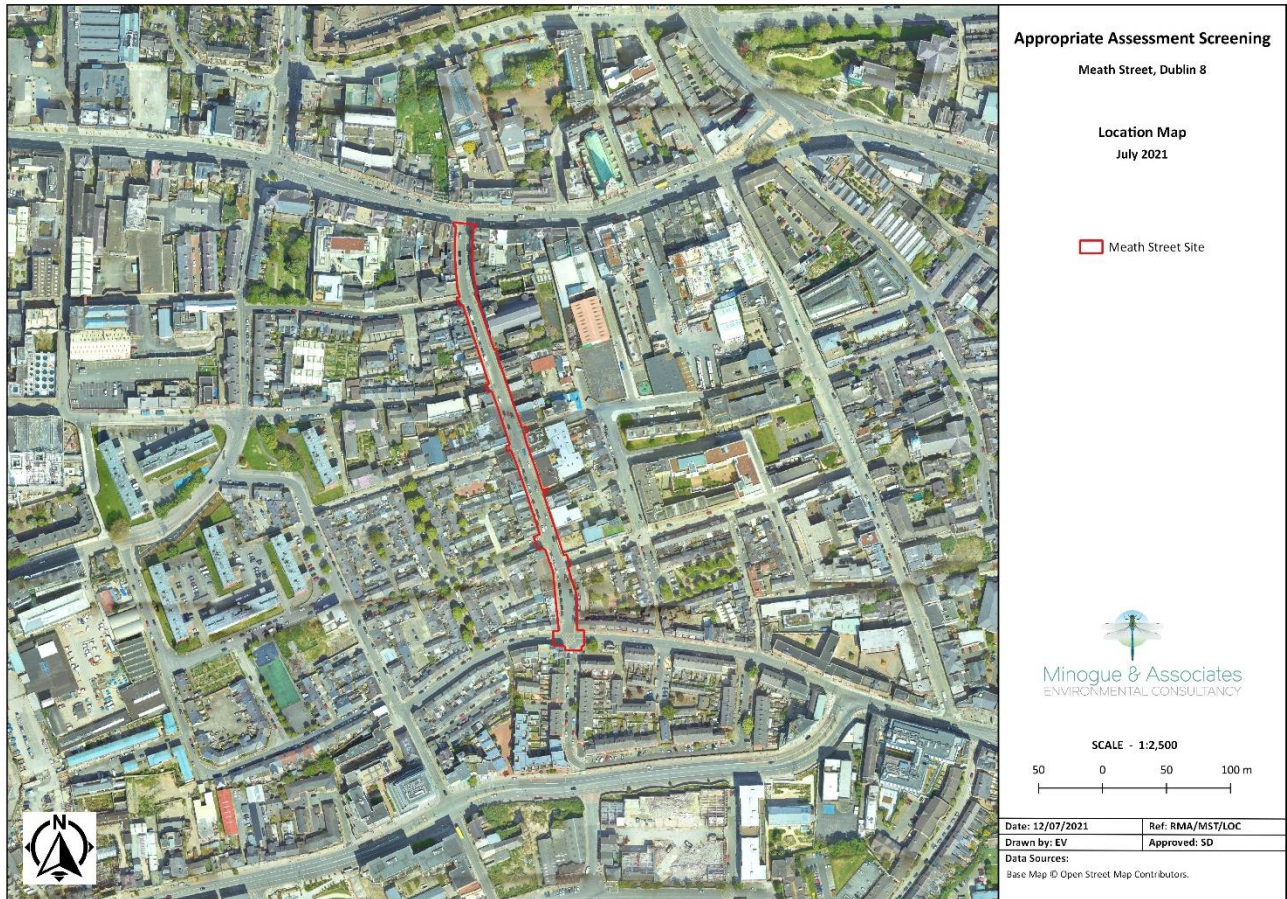
All wastewater generated during the construction phase of the project by site operative etc. will be treated at an approved wastewater treatment facility prior to release to the receiving environment.

A construction management plan would provide a detailed design and construction. A preliminary waste management plan will also be produced to ensure proper disposal of waste generated. Site investigation will be conducted prior to the construction including soil testing. In case of any evidence of contaminated material, this will be communicated to the contractor who will need to ensure it is properly disposed of during construction. These plans will provide the particulars/ details in terms of the specific approach to the works which are already examined as part of this screening.

Figure 1.1 shows the aerial map of the proposed development site.



FIGURE 0.1 SITE LOCATION AND BOUNDARY



1.4.1 Excavation

The proposed development will require excavation of existing hard surfaces, realignment of kerb lines and replacement of all surfaces.

Excavation depth will be up to 300mm in footpaths and maybe 100mm in carriageway. Tree pit excavations should be less than 1 metre deep. The spoil material will be removed from site to an authorised waste facility. The project is not necessary for the conservation management of Natura 2000 sites.

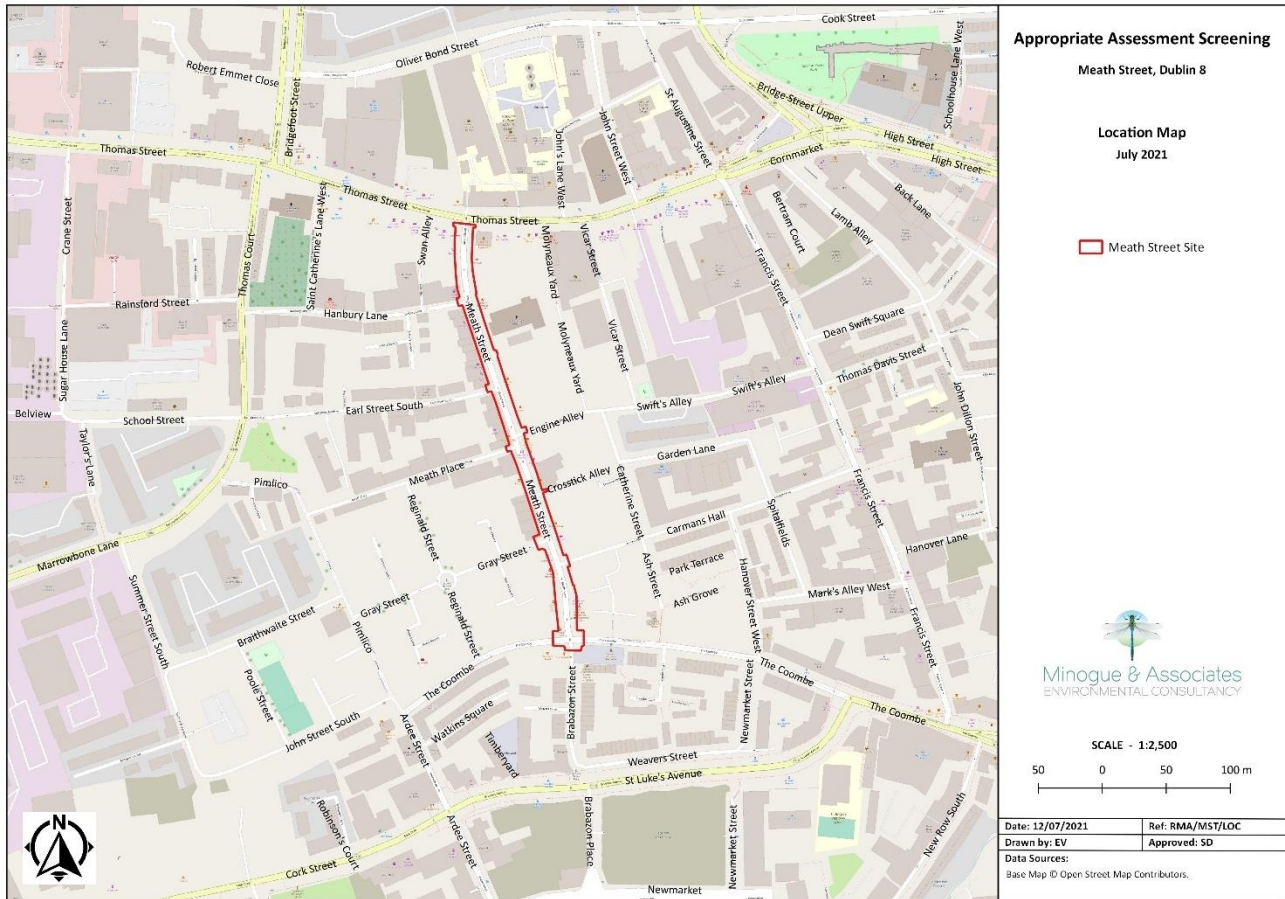
1.5 Site Description

The proposed development is situated on Meath Street in Dublin City. The overall footprint of the development site is approximately 0.5274 hectares.

Figure 1.2 shows the site location in relation to the surrounding main streets.



FIGURE 0.2 MAIN STREETS IN THE SURROUNDING OF THE SITE



The habitats on the site were identified and classified in line with the Guide to Habitat in Ireland (2000) as follows.

- BL3- Built and artificial surfaces (comprises the existing buildings of Meath Street and artificial surfaces of the road network).

1.6 Evaluation

The habitats occurring under the footprint of the project are dominated by built artificial surfaces and have little ecological value. Given the urban nature of the development lands, the opportunity for large mammal use is identified as low.

2 European Site Baseline

2.1 Identification of European Sites

Current guidance (OPR, 2021) informing the approach to screening for Appropriate Assessment defines the zone of influence of a proposed development as the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. It is recommended that this is established on a case-by-case basis using the Source-Pathway-Receptor (SPR) framework.



As a first step in identifying the European Sites that could be connected to the project via SPR pathways all European Sites occurring in the wider surrounding area that could be conceivably connected to the project were identified. As can be seen in Figures 2.1 and Figure 2.2 four European Sites, comprising the **North Dublin Bay SAC, South Dublin Bay SAC, North Bull Island SPA and South Dublin Bay & Tolka Estuary SPA** are located at Dublin Bay. As the project site is located within the Liffey catchment and the Liffey discharges to Dublin Bay where these European Sites are located, the potential for a connection between the project site and these European Sites requires further examination. All other European Sites are located at a remote distance from the project site and are not connected to it via any SPR pathways and as such are excluded from further examination.

FIGURE 2.1 SACs WITHIN 15KM FROM THE PROPOSED SITE

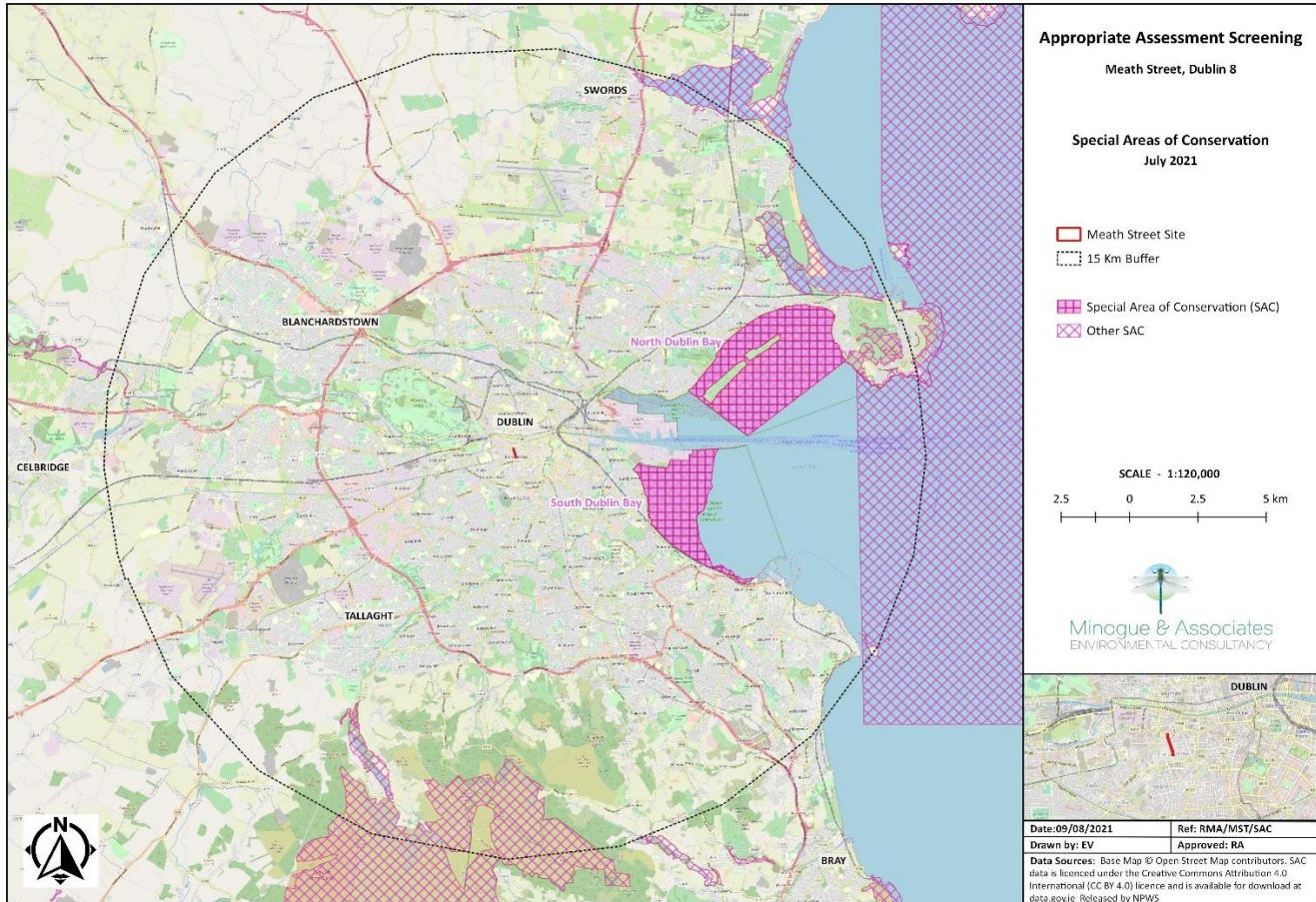
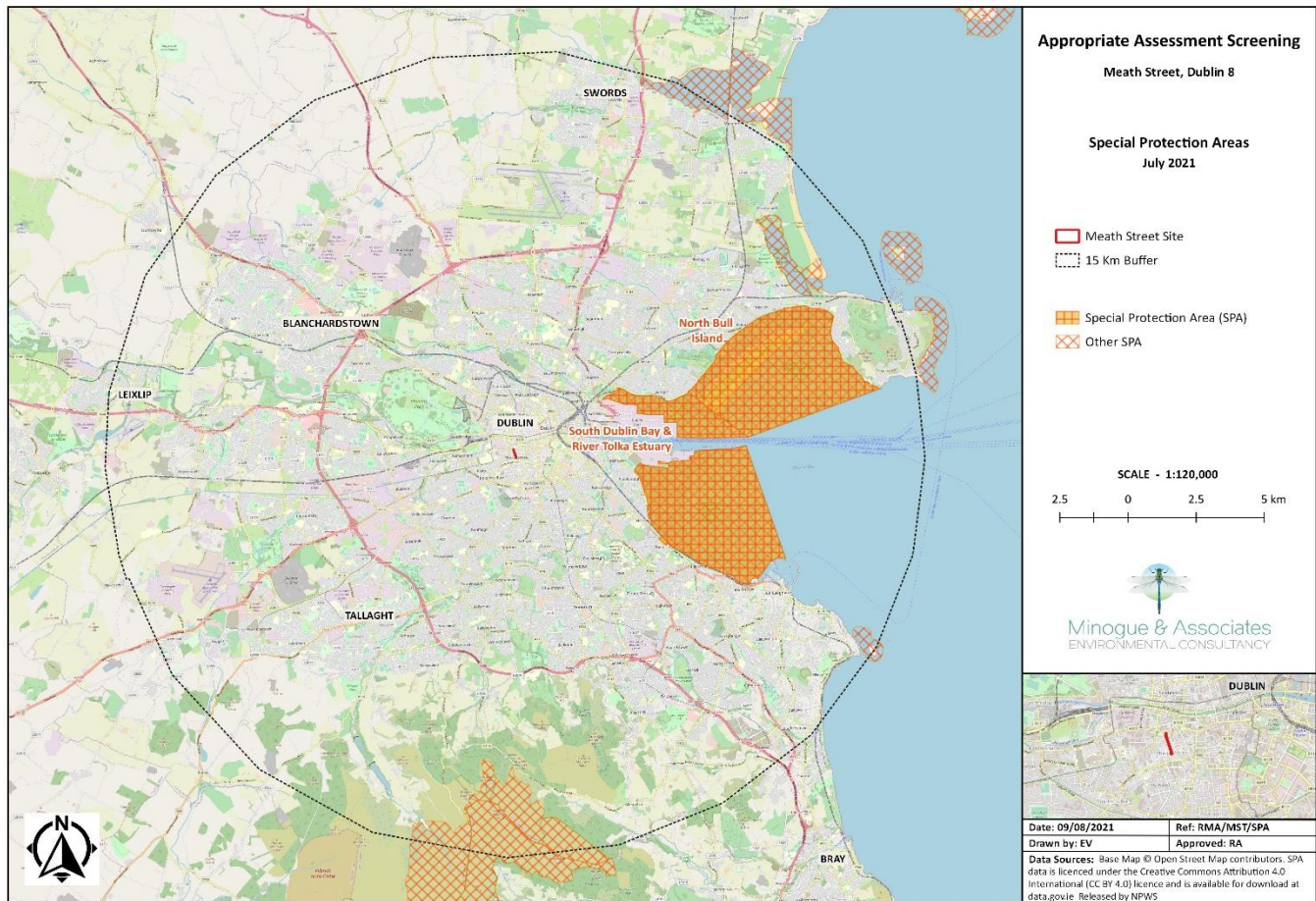




FIGURE 2.1 SPAs WITHIN 15KM FROM THE PROPOSED SITE



Under the SPR model the project, as described above, represents the source. Potential impact pathways are restricted to hydrological pathways. While it is noted that the urban renewal project will involve the demolition and removal of existing paved surfaces no significant aerial emissions are predicted to arise as a result of this activity. Given the small scale of the demolition works required (e.g. removal of the existing paved areas) and the distance to the nearest European Sites (i.e. approximately 2.5km) no functional aerial emissions pathway is considered to connect the project to any European Sites at Dublin Bay. This is supported by the guidance outlined by Holman et al. (2014) which advises that ecological features that are sensitive to dust emissions are likely to be impacts with a zone of 0 to 500m. Other pathways that can typically function as impact pathways to sensitive ecological receptors such as noise, disturbance through the presence of humans are also not considered relevant given the significant distance between the project site and the nearest European Sites.

The receptors represent European Sites and their associated qualifying features of interest. European Sites and their associated qualifying features are likely to occur in the zone of influence of the project only where the above pathways establish a link between the study area and European Sites or where the project site is likely to play an important role in supporting populations of mobile species that are listed as special conservation interests/qualifying species for surrounding European Sites.

With regard to potential impact pathways, it is considered that a potential impact pathway linking the project to European Sites relates to hydrological pathways. In this instance, potential surface water will likely flow or drain post rainfall into the River Liffey that flows into Dublin Bay through the existing drainage systems. No potential for



a wastewater pathway will arise during the construction phase given that all wastewater generated during the construction phase by site operative will be directed to an approved wastewater treatment facility for treatment prior to release to the receiving environment. The project will not result in the generation of wastewater during the operation phase.

No other pathways such as air, noise or visual disturbance pathways are considered relevant due to the distance of over 2.5 km separating the project site from the nearest European Site. The potential for a mobile species pathway (i.e., where mobile species could be supported by the project site) is also not considered to represent a relevant pathway due to the absence of any suitable habitat for these species occurring at the project site.

Table 2.1 provides an examination as to whether each of the four European Sites occurring at Dublin Bay occurs within the zone of influence of the project. This examination has been undertaken in line with the following assessment questions:

Is there an impact pathway link between the Project site and European Sites;

Are qualifying habitats of these European Sites at risk of experiencing impacts as a result of the project;

Does the project site have the potential to interact with Annex II qualifying species/ special conservation interest species of these European Sites?

TABLE 2.1: EXAMINATION OF POTENTIAL SPR CONNECTION WITH THE DUBLIN BAY EUROPEAN SITES

European Site	Distance from Project Site	Is there a potential hydrological emission pathway between the Project Site and European Sites?	Risks to Qualifying Habitats	Risk to Qualifying Mobile Species	Does this European Site occur within the Zone of Influence of the Project Site?
North Bull Island SPA	5.3km	No. See reasons outlined in Section 2.2 below.	No. All qualifying wetland habitats associated with this SPA are located at a remote distance from the project site and there is no impact pathway connecting the project site to these habitats.	No. The project site is located at a remote distance from this SPA and is not connected to it via any potential impact pathways. There is not potential for the project site to support mobile bird species that are listed as special conservation interests for this SPA.	No. See Section 2.2 below for further reasons.
South Dublin Bay and River Tolka Estuary SPA	2.5km	No. See reasons outlined in Section 2.2 below.	No. All qualifying wetland habitats associated with this SPA are located at a remote distance from the project site and there is no impact pathway connecting the project site to these habitats.	No. The project site is located at a remote distance from this SPA and is not connected to it via any potential impact pathways. There is not potential for the project site to support mobile bird species that are listed as special conservation interests for this SPA.	No. See Section 2.2 below for further reasons.

EU Habitats Directive Screening Statement for Appropriate Assessment



European Site	Distance from Project Site	Is there a potential hydrological emission pathway between the Project Site and European Sites?	Risks to Qualifying Habitats	Risk to Qualifying Mobile Species	Does this European Site occur within the Zone of Influence of the Project Site?
North Dublin Bay SAC	5.5km	No. See reasons outlined in Section 2.2 below.	No. All qualifying wetland habitats associated with this SAC are located at a remote distance from the project site and there is no impact pathway connecting the project site to these habitats.	No. No mobile Annex II species are listed as qualifying features of interest for this SAC. The only Annex II species listed as a qualifying feature of interest is the petalwort <i>Petalophyllum ralfsii</i> . This is a sedentary species and there are no impact pathways linking the project site to the dune slack habitats on Bull Island that support populations of this species.	No. See Section 2.2 below for further reasons.
South Dublin Bay SAC	3.9km	No. Modelling of the Liffey Estuary and Dublin Bay has shown that the waters from the Liffey draining into Dublin Bay are deflected east and north towards Dollymount and Howth. The presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south (Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012). As such there is no effective hydrological	No. All qualifying wetland habitats associated with this SAC are located at a remote distance from the project site and there is no impact pathway connecting the project site to these habitats.	No. No Annex II species are listed as qualifying feature of interest for this SAC.	No.



European Site	Distance from Project Site	Is there a potential hydrological emission pathway between the Project Site and European Sites?	Risks to Qualifying Habitats	Risk to Qualifying Mobile Species	Does this European Site occur within the Zone of Influence of the Project Site?
		pathway between the project site and this SAC.			

2.2 Examination of potential effects to European Sites occurring within the project site’s surface water catchment

Activities associated with the project are not predicted to have the potential to result in negative effects to the water quality of the lower River Liffey occurring to the south of the project site. All works to be undertaken as part of the project will be of a minor scale and will not involve the use of significant quantities of polluting material. All works will be buffered from the River Liffey by approximately 350m. The works will be located in a small area and low volumes of surface water runoff will be generated at the project site during both the construction and operation phase. The volumes of surface water runoff generated at the project site will be miniscule in the context of the overall runoff rates to the lower River Liffey catchment. In addition, it is noted that the water quality within the lower River Liffey has not been found to have the potential to influence water quality and the status of habitats and species associated with the European Sites occurring downstream at Dublin Bay. These studies (see O'Higgins and Wilson, 2005; Wilson and Jackson, 2011) have shown that pollutants in the lower River Liffey and the Liffey estuary are rapidly mixed and become diluted within the estuary and Dublin Bay and do not result in any negative effects to the status of these European Sites.

Furthermore, it is noted that all surface water generated during the project will be discharged to the existing combined sewer network, which undergoes treatment, prior to discharge to the Dublin Bay. This combined with the above will ensure that the project will not have the potential to result in negative impacts to the water quality of the River Liffey and will not have the potential to negatively affect the status and conservation objectives of European Sites at Dublin Bay.

3 Assessment of potential effects in combination with other projects.

Table 3.1 provides a Screening exercise, in line with the EC 2001 Guidelines Assessment Criteria, to examine the potential for the project to adversely impact upon the conservation status of European Sites. The Screening outlined in Table 3 has been informed by the relationship between the project and European Site as outlined in Section 2 above as well as the project description. A conclusion of this Screening exercise is provided in the table below.

TABLE 3.1 SCREENING ASSESSMENT

Assessment Criteria	
<i>Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the qualifying features of the Dublin Bay European Sites occurring within the sphere of influence of the project by virtue of</i>	
Size and Scale	The footprint of the project is 0.5274 ha of existing built land and artificial surfaces. The project will largely use the existing site footprint with some additional built features to the rear of the site that will be built upon existing hard surfaces.
Land-take	The project will not involve any land take from Annex 1 Habitats listed as Qualifying Features of interest for the European Sites occurring at Dublin Bay.
Distance from European Sites or key features of the site	The site is located approximately 2.5 km from the nearest European Site which is South Dublin Bay and River Tolka Estuary SPA.
Resource requirements	No resources associated with the Dublin Bay European Sites (e.g., water or mud/sand for abstraction etc.) will be required for or utilized by the project.
Emissions	There are no significant emissions related to the project in terms of noise, vibration, dust and construction traffic.
Excavation requirements	The project will not involve any excavations from European Sites.
Transportation requirements	The project will not result in changes to baseline traffic conditions that could result in likely significant effects to qualifying habitats and species.
Duration of the project	The duration of works is planned for tentative 8-9 months. The design life of the scheme as a whole will be retained for 30 years. The life expectancy of asphalt carriageways in Dublin is approximately 7 years before they require resurfacing. Some areas of footpath may require point repairs in the meantime.



Other	See Below
Describe any likely changes to the European site arising as a result of:	
Reduction of habitat area	The project will not result in a reduction in area of any Annex 1 qualifying habitats or wetland habitats listed for Dublin Bay European Sites occurring within the sphere of influence of the project.
Disturbance of key species	As noted above the project will not have the potential to result in disturbance to species of conservation concern (e.g. wetland bird species) due to the proposed nature of the project, distance from sites and the proposed development activity taking place in a long-established city centre, urban area.
Habitat or species fragmentation	The project will not result in the fragmentation of habitats as it relates to works on existing built land and artificial surfaces.
Reduction in species density	As the project will not have the potential to result in the deterioration in water resources or the disturbance of species of conservation concern it will not have the potential to result in a reduction in densities of these species. Surface water run-off discharging through existing drainage system to the Dublin Bay represent a minor fraction of the overall volume of water draining into the Dublin Bay.
Changes in key indicators of conservation status	The key indicators of conservation status for the qualifying features of interest occurring within the sphere of influence of the project are outlined in the Conservation Objectives for the North Dublin Bay (NPWS 2013) ¹ , South Dublin Bay SAC (see NPWS, 2013) ² , North Bull Island (NPWS 2015) ³ and South Dublin Bay and River Tolka Estuary SPA (NPWS 2015) ⁴ . For reasons outlined in the sections above the project will not have the potential to result in changes to these key indicators of the conservation status of Annex 1 habitats and Annex 2 species.
Climate change	No significant change is identified as the project relates to an existing built land and artificial surfaces, with demolition and new construction on the project site.
Describe any likely impacts on the European Site as a whole in terms of:	
Interference with key relationships that define the structure and	For reasons outlined in the sections above the project will not have the potential to interfere with the key relationships that define the structure and function of the Dublin Bay European Sites.

¹ NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206.

² NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210

³ NPWS (2015) Conservation Objectives: North Bull Island SPA 004006.

⁴ NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024.



function of the site																				
In-Combination Effects	A number of other projects within Meath Street area going through the planning process or are under construction currently. The details of these projects are as follows:																			
	<table border="1"> <thead> <tr> <th data-bbox="691 386 1211 428">Planning Reference</th> <th data-bbox="691 428 1211 428">Outline of development</th> <th data-bbox="691 428 1211 428">Planning status</th> </tr> </thead> <tbody> <tr> <td data-bbox="691 428 1211 680"> 3549/16 (2016) 18, Meath Street, Dublin 8 </td> <td data-bbox="691 428 1211 680"> RETENTION: Retention is sought for 14 No. white PVC windows at First and Second Floor Level, 4 No. of which face East on to Meath Street, 8 No. which face South on to Earl Street South and 2 No. of which face West on to the existing yard of the above property. </td> <td data-bbox="691 428 1211 680"> Grant Retention Permission </td> </tr> <tr> <td data-bbox="691 680 1211 968"> 2624/17 (2017) 80-81, Meath Street, Dublin 8 </td> <td data-bbox="691 680 1211 968"> The development will consist of the redesign of existing shopfront to include, new window to bar, revise entrance and entrance lobby, revise existing window to lounge, new signage, new lighting, 2 new windows to first floor level, and partially revised render to first floor level and all associated site works. </td> <td data-bbox="691 680 1211 968"> Granted planning permission </td> </tr> <tr> <td data-bbox="691 968 1211 1608"> 2956/17 76 Meath Street, Dublin 8 </td> <td data-bbox="691 968 1211 1608"> The development will consist of alterations to planning permission (Reg.Ref.2510/14) as follows: 1. Change of use of first floor level from retail to residential. 2. Construction of 2 no. duplex apartments at first & second floor levels (consisting of 1 no. 2 bed/ 4 person/ 81 sq.m duplex apartment & 1 no. 3 bed/ 5 person/ 103 sq.m duplex apartment). 3. Alterations to approved layout of ground floor retail unit to provide access door and stairs to duplex apartments over. 4. The floor area of the entire 3-storey development will be 306 sq.m with an overall height of 10.7 m above ground level. </td> <td data-bbox="691 968 1211 1608"> Granted planning permission </td> </tr> <tr> <td data-bbox="691 1608 1211 1755"> 3725/17 The Bull Ring, 67-70, Meath Street, Dublin 8 </td> <td data-bbox="691 1608 1211 1755"> Change of use of 120sq m to the ground floor only, from retail to Restaurant / take away, and associated alterations to ground level shop front. </td> <td data-bbox="691 1608 1211 1755"> Granted planning permission </td> </tr> <tr> <td data-bbox="691 1755 1211 1856"> 3128/18 Hickey's Pharmacy, 18, Meath Street, & Earl </td> <td data-bbox="691 1755 1211 1856"> The development consists of: Provide new external shop front and signage 18 Meath Street & Earl Street South </td> <td data-bbox="691 1755 1211 1856"> Granted planning permission </td> </tr> </tbody> </table>	Planning Reference	Outline of development	Planning status	3549/16 (2016) 18, Meath Street, Dublin 8	RETENTION: Retention is sought for 14 No. white PVC windows at First and Second Floor Level, 4 No. of which face East on to Meath Street, 8 No. which face South on to Earl Street South and 2 No. of which face West on to the existing yard of the above property.	Grant Retention Permission	2624/17 (2017) 80-81, Meath Street, Dublin 8	The development will consist of the redesign of existing shopfront to include, new window to bar, revise entrance and entrance lobby, revise existing window to lounge, new signage, new lighting, 2 new windows to first floor level, and partially revised render to first floor level and all associated site works.	Granted planning permission	2956/17 76 Meath Street, Dublin 8	The development will consist of alterations to planning permission (Reg.Ref.2510/14) as follows: 1. Change of use of first floor level from retail to residential. 2. Construction of 2 no. duplex apartments at first & second floor levels (consisting of 1 no. 2 bed/ 4 person/ 81 sq.m duplex apartment & 1 no. 3 bed/ 5 person/ 103 sq.m duplex apartment). 3. Alterations to approved layout of ground floor retail unit to provide access door and stairs to duplex apartments over. 4. The floor area of the entire 3-storey development will be 306 sq.m with an overall height of 10.7 m above ground level.	Granted planning permission	3725/17 The Bull Ring, 67-70, Meath Street, Dublin 8	Change of use of 120sq m to the ground floor only, from retail to Restaurant / take away, and associated alterations to ground level shop front.	Granted planning permission	3128/18 Hickey's Pharmacy, 18, Meath Street, & Earl	The development consists of: Provide new external shop front and signage 18 Meath Street & Earl Street South	Granted planning permission	
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<p>Street South, Dublin 8, D08 V2K0</p>	<p>elevations all associated and ancillary works.</p>	
<p>3223/19 12 Meath Street, Dublin 8</p>	<p>The development will consist of a rear extension to 1st floor apartment bedrooms on portion of existing 1st floor roof terrace and 2nd floor apartment roof terrace upon proposed extension roof including all associated ancillary works.</p>	<p>Granted planning permission</p>
<p>3102/19 58-59 Meath Street, Dublin 8</p>	<p>Permission for amendments to permitted development (Ref. 3985/17 & ABP-302295-18) at 58-29 Meath Street, Dublin 8 to include: a) Modifications to the approved 7no. apartments at second, third, fourth & fifth floor levels and the creation of an additional 3 no. apartments at second, third & fifth floor levels to provide 12no. apartments in total (7 x two beds and 5 x one beds), each with a private balcony; b) An increase in floor area of 5sqm at third floor, 16sqm at fourth floor, 66sqm at fifth floor and a 20sqm stair and lift core at roof level. The total gross floor area is increased from 1101sqm to 1206sqm; c) a setback communal terrace at roof level of 84sqm with stair and lift access and d) all associated site works. There are no changes proposed at ground and first floor levels.</p>	<p>Granted planning permission</p>
<p>3060/20 58-59 Meath Street, Dublin 8</p>	<p>Permission for amendments to permitted development (Ref. 3102/19, 3985/17 & ABP-302295-18) at 58-59 Meath Street, Dublin 8 to include: a) Modifications to the approved 12no. apartments (7 x two beds and 5 x one beds) at first, second, third, fourth & fifth floor levels and the creation of an additional 1 no. apartment at first floor level to provide 13no. apartments in total (6 x two beds and 7 x one beds), each with a private balcony, including associated elevational amendments; b) An increase in floor area of 5sqm to the stair and lift core at roof level; c) The provision of dedicated apartment storage at ground floor level and d) All associated site works.</p>	<p>Granted planning permission</p>



<p>3934/20 58-59, Meath Street and 27 Carman's Hall , Dublin 8</p>	<p>Permission for a material change of use of the approved retail unit at 58/59 Meath Street & part of 27 Carman's Hall, Dublin 8 (as permitted under ref 3985/17 & ABP-302295-18) to provide for Class 1 retail use, with minor alterations to the internal layout at ground level only.</p>	<p>Granted planning permission</p>

A review of the above planning applications and permitted developments identify two only with the potential for cumulative effects (3102/19 (2019) 58-59, Meath Street, Dublin 8 and 3060/20 (2020) 58-59, Meath Street, Dublin 8) given their scale, and size of development. The remaining grants of permission relate to change of use, extensions of permissions or are minor in nature and scale.

Given that both planning applications pertain to the same property managed by Carman Developments Limited which was originally designed as a six-storey building for retail and residential use (Ref. 3985/17⁵), we note that planning permission was granted on the conditions that all archaeological features and materials are preserved, recorded and protected, compliance with the requirements of the planning authority for water supply and drainage, proper waste management, and compliance with visual amenity as set out by the planning authority. Applications Ref. 3102/19 and Ref. 3060/20 have been awarded with the decision of *Grant Permission* under certain conditions which are outlined below for each application.

The conditions for application 3102/19 include that the developer must comply with all conditions relating to surface water management of the previous grant of permission (Ref. 3985/17), in addition to adhere to best practice pertaining to construction and compliance with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control', as well as maintaining safety and clean conditions on site⁶.

The conditions for application 3060/20 include that site development works and construction works shall be carried out in a manner to ensure that the site is free of debris, soil and other materials and safety and clean conditions are maintained. Additionally, the development has to comply with the noise control regulations as outlined in British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control'⁷.

Based on the above, none of the above developments will give rise to significant impacts on environmental resources and there will be, similarly, no predicted cumulative impacts in relation to environmental resources, for example in terms of habitat loss or disturbance to, protected species as a result of the proposed development or emissions to water or air arising from same. The project therefore will not have the potential to combine with other land use

⁵ <https://www.pleanala.ie/anbordpleanala/media/abp/cases/orders/302/d302295.pdf>

⁶ <https://planning.agileapplications.ie/dublincity/application-details/133325>

⁷ <https://planning.agileapplications.ie/dublincity/application-details/139840>



	<i>activities to result in likely significant effects to qualifying habitats or species of the European sites.</i>
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Describe from the above the elements of the project or plan or combination of elements, where the above impacts are likely to be significant or where the scale of magnitude of impacts is not known.

It is predicted that the scale of the works as proposed, subject to agreement with planning conditions of Dublin City Council will ensure that the project will have no adverse effect on the integrity of the Dublin Bay European Sites.

As such it is concluded that there will be no potential for significant effects on European Sites and the requirement to undertake a Stage 2 Appropriate Assessment of the project can be screened out.

4 Conclusion

The proposed development is not likely to have any impact on Natura 2000 sites. As such it is concluded that there will be no potential for significant effects on European Sites and the requirement to undertake a Stage 2 Appropriate Assessment of the project can be screened out.

During the examination of the project, it was found that 4 European Sites occurring in the wider area surrounding the project site required examination to establish whether or not they were at risk of experiencing likely significant effects as a result of the project. These four European Sites are the South Dublin Bay SAC; South Dublin Bay and River Tolka Estuary SPA; North Dublin Bay SAC; and North Bull Island SPA. No other European Sites are connected to the project site via potential impact pathways and were therefore screened out at an early stage of the screening exercise.

The four European Sites occurring at Dublin Bay were identified as requiring further examination by virtue of their location in Dublin Bay and the location of the project site within the Liffey catchment, which drains to Dublin Bay.

The potential for the River Liffey to function as a hydrological impact pathway, linking the project to these European Sites, was examined as part of this screening exercise. This examination was completed by considering all aspects of the proposed project that could result in the emission of potentially polluting material to the River Liffey draining lands close to the project.

This assessment found that the four European Sites occurring downstream of the project site at Dublin Bay are not deemed to be at risk of likely significant effects from the project due to:

The low volumes of water runoff discharging to the receiving River Liffey from the project site which will facilitate dilution of any potentially polluting surface water runoff locally within the river;

The minor fraction of freshwater flows that the River Liffey contribute to the overall freshwater flows to the Dublin Bay. This minor ratio will facilitate thorough dilution of any potentially polluting surface water entering downstream at Dublin Bay; and

The known potential for freshwaters inputs to the River Liffey to rapidly mix and assimilate pollutants such that there is no perceptible impact to the water quality of the Dublin Bay.



The absence of a functional surface water hydrological impact pathway between the project site and the Dublin Bay European Sites will ensure that the project will not have the potential to result in likely significant effects to the future conservation status of qualifying features of interest and special conservation interests for which these European Sites are designated and will not undermine the achievement of their site-specific conservation objectives.

In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by Dublin City Council that the project is not likely, alone or in combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.



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