

Appropriate Assessment Screening for a Proposed Large-Scale Residential Development on Lands at Confey, Leixlip, Co. Kildare.



30th July 2026

Prepared by: Bryan Deegan (MCIEEM) of Altemar Ltd.

On behalf of: Leixlip and Newbridge SPV Limited.

Altemar Ltd., 50 Templecarrig Upper, Delgany, Co. Wicklow. 00-353-1-2010713. info@altemar.ie

Directors: Bryan Deegan and Sara Corcoran

Company No.427560 VAT No. 9649832U

www.altemar.ie

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Draft 01	Bryan Deegan	Gayle O'Farrell	30 th July 2026
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Introduction

The following Appropriate Assessment (AA) screening report (for screening stage) has been prepared by **Altamar Ltd.** at the request of Leixlip and Newbridge SPV Limited. The project relates to a proposed Large Scale Residential Development at Confey, Leixlip, Co. Kildare. An Appropriate Assessment is an assessment of the potential effects of a proposed project or plan, on its own, or in combination with other plans or projects, on one or more European sites. European sites are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

The AA Screening stage examines the likely significant effects of the project, either on its own, or in combination with other plans and projects, upon a Natura 2000 site and considers whether, on the basis of objective scientific evidence, it can be concluded, in view of best scientific knowledge and the conservation objectives of the relevant European sites, that there are not likely to be significant effects on any European site.

European sites¹ are those sites designated as Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

Altamar Ltd.

Since its inception in 2001, Altamar has been delivering ecological and environmental services to a broad range of clients. Operational areas include: residential; infrastructural; renewable; oil & gas; private industry; Local Authorities; EC projects; and, State/semi-State Departments. Bryan Deegan, the managing director of Altamar, is an Environmental Scientist and Marine Biologist with 31 years' experience working in Irish terrestrial and aquatic environments, providing services to the State, Semi-State and industry. Bryan is currently contracted to Inland Fisheries Ireland as the sole "External Expert" to environmentally assess internal and external projects. He is also chair of an internal IFI working group on environmental assessment. Bryan Deegan (MCIEEM) holds a MSc in Environmental Science, BSc (Hons.) in Applied Marine Biology, NCEA National Diploma in Applied Aquatic Science and a NCEA National Certificate in Science (Aquaculture).

Background to the Appropriate Assessment

The Habitats Directive 92/43/EEC (together with the Birds Directive (2009/147/EC)) forms the cornerstone of Europe's nature conservation policy. The Directive protects over 1000 animals and plant species and over 200 "habitat types" which are of European importance. In the Habitats Directive, Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of conservation sites (NATURA, 2000). These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive), Article 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

"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 and 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 implication for the site and subject to the provisions of paragraph 4, the component 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."

As outlined in "Managing European sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC" (European Commission, 21 November 2018) *"The purpose of the appropriate assessment is to assess the*

¹ "European site" means—

- (a) a candidate site of Community importance,
- (b) a site of Community importance, F815[(ba) a candidate special area of conservation,]
- (c) a special area of conservation,
- (d) a candidate special protection area,
- (e) a special protection area;

implications of the plan or project in respect of the site's conservation objectives, either individually or in combination with other plans or projects. The conclusions should enable the competent authorities to ascertain whether the plan or project will adversely affect the integrity of the site concerned. The focus of the appropriate assessment is therefore specifically on the species and/or the habitats for which the European site is designated."

As outlined in the EC guidance document on Article 6(4) (January 2007)²:

"Appropriate assessments of the implications of the plan or project for the site concerned must precede its approval and take into account the cumulative effects which result from the combination of that plan or project with other plans or projects in view of the site's conservation objectives. This implies that all aspects of the plan or project which can, either individually or in combination with other plans or projects, affect those objectives must be identified in the light of the best scientific knowledge in the field.

Assessment procedures of plans or projects likely to affect European sites should guarantee full consideration of all elements contributing to the site integrity and to the overall coherence of the network, both in the definition of the baseline conditions and in the stages leading to identification of potential impacts, mitigation measures and residual impacts. These determine what has to be compensated, both in quality and quantity. Regardless of whether the provisions of Article 6(3) are delivered following existing environmental impact assessment procedures or other specific methods, it must be ensured that:

- *Article 6(3) assessment results allow full traceability of the decisions eventually made, including the selection of alternatives and any imperative reasons of overriding public interest.*
- *The assessment should include all elements contributing to the site's integrity and to the overall coherence of the network as defined in the site's conservation objectives and Standard Data Form, and be based on best available scientific knowledge in the field. The information required should be updated and could include the following issues:*
 - *Structure and function, and the respective role of the site's ecological assets;*
 - *Area, representativity and conservation status of the priority and nonpriority habitats in the site;*
 - *Population size, degree of isolation, ecotype, genetic pool, age class structure, and conservation status of species under Annex II of the Habitats Directive or Annex I of the Birds Directive present in the site;*
 - *Role of the site within the biographical region and in the coherence of the European network; and,*
 - *Any other ecological assets and functions identified in the site.*
- *It should include a comprehensive identification of all the potential impacts of the plan or project likely to be significant on the site, taking into account cumulative impacts and other impacts likely to arise as a result of the combined action of the plan or project under assessment and other plans or projects.*
- *The assessment under Article 6(3) applies the best available techniques and methods, to estimate the extent of the effects of the plan or project on the biological integrity of the site(s) likely to be damaged.*
- *The assessment provides for the incorporation of the most effective mitigation measures into the plan or project concerned, in order to avoid, reduce or even cancel the negative impacts on the site.*
- *The characterisation of the biological integrity and the impact assessment should be based on the best possible indicators specific to the European assets which must also be useful to monitor the plan or project implementation."*

² European Commission. (2007). 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;

Stages of the Appropriate Assessment

This Appropriate Assessment screening was undertaken in accordance with the European Commission Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (EC, 2001), Part XAB of the Planning and Development Act 2000, as amended, in addition to the December 2009 publication from the Department of Environment, Heritage and Local Government; 'Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities', OPR Practice Note PN01 Appropriate Assessment Screening for Development Management, and the European Communities (Birds and Natural Habitats) Regulations 2011. In order to comply with the above Guidelines and legislation, the Appropriate Assessment process must be structured as follows:

1) Screening stage:

- Description of plan or project, and local site or plan area characteristics;
- Identification of relevant European sites, and compilation of information on their qualifying interests and conservation objectives
- Identification and description of individual in combination effects likely to result from the proposed project;
- Assessment of the likely significance of the effects identified above. Exclusion of sites where it can be objectively concluded that there will be no likely significant effects; and,

Conclusions

2) Appropriate Assessment (Natura Impact Statement):

- Description of the European sites that will be considered further;
- Identification and description of potential adverse impacts on the conservation objectives of these sites likely to occur from the project or plan; and,
- Mitigation Measures that will be implemented to avoid, reduce or remedy any such potential adverse impacts
- Assessment as to whether, following the implementation of the proposed mitigation measures, it can be concluded, beyond all reasonable scientific doubt, that there will be no adverse impact on the integrity of the relevant European Site in light of its conservation objectives"
- Conclusions.

If it can be demonstrated during the AA screening phase (Stage 1), that the proposed project will not have a significant effect, whether alone or in combination with other plans or projects, on the conservation objectives of a Natura 2000 site, then no further AA (Stage 2) will be required. It is important to note that there is a requirement to apply a precautionary approach to AA screening. Therefore, where effects are possible, certain or unknown at the screening stage, AA will be required.

In addition, it should be noted that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an AA of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.

Stage 1 Screening Assessment

Management of the Site

The plan or project is not directly connected with, or necessary to the management of European sites.

Description of the Proposed Project

The proposed development provides a total of 125 residential units, comprising 81 no. houses, 22 no. duplex units and 22 no. apartments. The housing element consists of a mix of semi-detached and terraced dwellings, including 56 no. 3-bedroom houses and 25 no. 4-bedroom houses, ranging in height from 2 to 3 storeys. The development includes 22 no. duplex units within 11 duplex blocks, comprising 11 no. 2-bedroom and 11 no. 3-bedroom duplex homes, arranged over 3 storeys. The apartment element comprises 22 no. units within a single apartment block of up to 5 storeys in height, consisting of 5 no. 1-bedroom apartments and 17 no. 2-bedroom apartments.

Provision of car, cycle and motorbike parking will be provided throughout the development. Vehicular, pedestrian, and cyclist access points will be provided from the north of the site via R149, with additional pedestrian and cyclist access provided from the south via the Royal Canal Greenway. The development will also provide landscaping, public and communal open spaces and all associated site development works to facilitate the project. These include boundary treatments, plant and waste management areas, and other service provisions.

The proposed site outline, location and site plan is demonstrated in figures 1-3.



0 0.15 0.3 0.45 0.6 0.75 km

Project: Large-Scale Residential
 Location: Leixlip, Co. Kildare
 Date: 20th July 2026
 Drawn By: Bryan Deegan (Altamar)

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 Marine & Environmental Consultancy

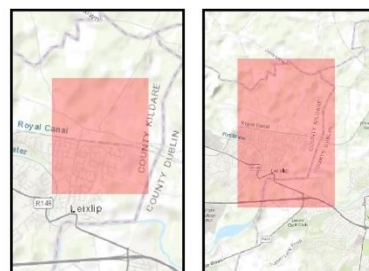


Figure 1. Proposed site outline and location



0 0.09 0.18 0.27 0.36 0.45 km

Project: Large-Scale Residential
 Location: Leixlip, Co. Kildare
 Date: 20th July 2026
 Drawn By: Bryan Deegan (Altamar)

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Figure 2. Proposed site outline

Drainage

An Infrastructure Design Report has been prepared by Corrigan Hodnett Consulting Civil and Structural Engineers for the proposed development. It outlines the following drainage strategy:

Existing Surface Water

'There is an existing watercourse (the Silleachain Stream) within the site running along the western boundary which runs beneath the Royal Canal and rail line and joins the River Liffey to the south in Leixlip. On the southern boundary a ditch runs parallel to the Royal Canal to the south and converges with the Silleachain Stream in the southwest corner of the site. The Silleachain Stream runs in a north to south general direction and outfalls to the River Liffey to the south. There are no identified surface water networks in the vicinity of the site.'

The existing site is a greenfield site and does not have any positive drainage network. It is currently farmed as arable farmland with rainfall infiltrating to ground. The soil is predominantly a boulder clay till with minimal infiltration characteristics as was demonstrated by the BRE Digest 365 soakaway testing carried out to inform the surface water drainage design for the scheme. The infiltration testing carried out indicates that, while infiltration characteristics are poor and would not be considered adequate for concentrated SuDS devices such as soakaways or similar, the infiltration rate is adequate to drain rainwater through the soil in its greenfield state – there is no evidence of wet areas or ponding on a walkover of the site with the lands remaining in good condition despite being worked by heavy farm machinery.'



(Source: Infrastructure Design Report, Corrigan Hodnett Consulting Civil and Structural Engineers)

Proposed Surface Water Drainage Outfall

'The Masterplan details that the surface water outfall from the site is at a single point to the Silleachain Stream at the northwest corner of the site. However, on detailed analysis of the site particularly with regard to the fact that the site is relatively flat it is apparent that an single outfall at this location to serve the entire site is not possible. As part of the design process it has been determined that it is necessary to separate the site into five separate surface water drainage catchments and outfall each catchment individually to the watercourse to the south.'

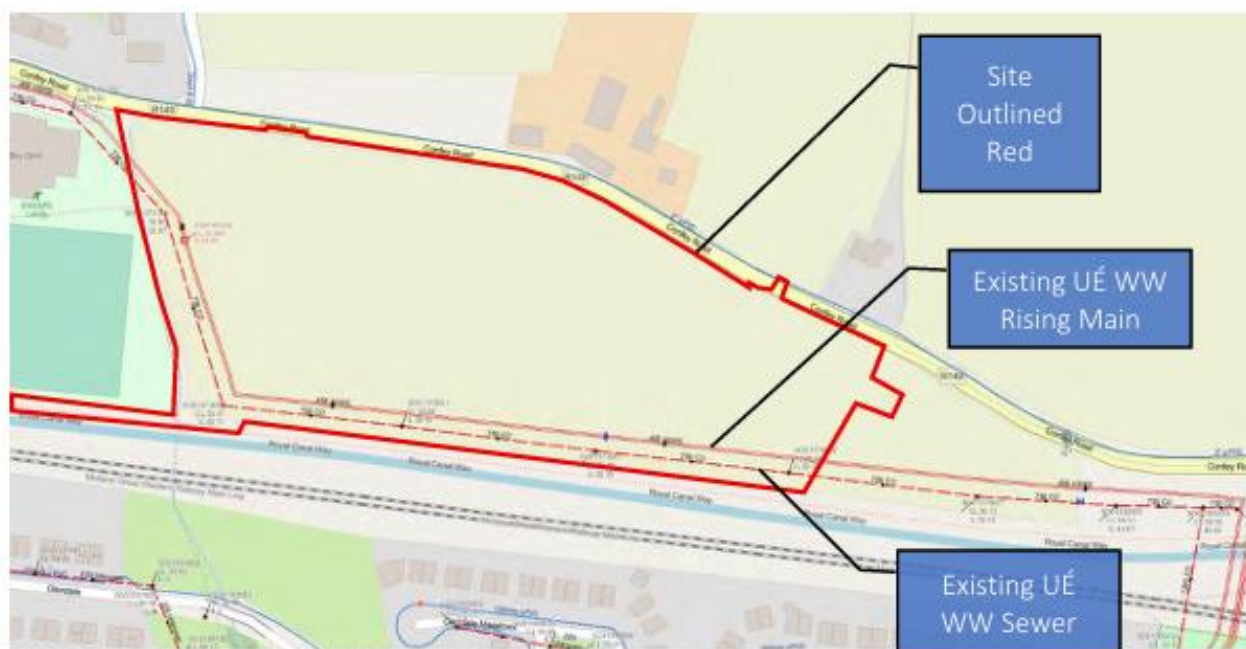


(Source: Infrastructure Design Report, Corrigan Hodnett Consulting Civil and Structural Engineers)

Existing Wastewater Drainage

'There are two Uisce Éireann wastewater assets currently traversing the site as follows;

- There is a 450mm diameter wastewater rising main to the south and west of the site running parallel to the site boundaries within the area zoned 'Open Space and Amenity'.
- There is a 750mm diameter wastewater sewer running parallel and to the south/west of the rising main.'



(Source: Infrastructure Design Report, Corrigan Hodnett Consulting Civil and Structural Engineers)

Proposed Wastewater Drainage

It is proposed that 'the development will discharge the generated wastewater effluent into the existing 750mm diameter wastewater sewer to the south of the site at manhole ref. SO01374002, subject to confirmation by UÉ.'

Flood Risk Assessment

A Flood Risk Assessment has been prepared by Corrigan Hodnett Consulting Civil and Structural Engineers to accompany this planning application. The report concludes the following:

'The OPW Eastern CFRAM Study fluvial flood extent mapping confirms that none of the proposed buildings are within the identified fluvial extents flooding for the low probability 0.1% AEP Fluvial event (1in1000year fluvial event) and in the limited area of Flood Zone B there are no changes proposed to the ground levels in this area.

The Eastern CFRAMS mapping does not extend to the site for Coastal Flooding. The fact that the distance of the site from the Irish Sea is in excess of 19km and the fact that the levels within the site are in excess of 50metres above Ordnance Datum confirms that the site is not subject to Coastal Flooding.

The Confey Masterplan flood extents mapping confirms that all of the buildings within the site fall within Flood Zone C for fluvial and pluvial flooding.

The internal drainage for the scheme has been designed such that there is no risk of internal flooding to the properties in the event of a system failure. In the event of a total system failure within the development, surface water from the development will primarily flow towards the west and northwest of the site towards the Silleachain Stream mirroring the existing overland flow routes.

On review of the OPW www.floodmaps.ie website there are no recorded flood events within the site. The closest recorded event is on the opposite side of the R149 Confey Road to the north of the site.

Inspection of the topographic survey commissioned for the site confirms that the site is not at risk of flooding from overland pluvial flows. The proposed scheme includes extensive SuDS measures which will reduce surface water discharge and overland flow routes created within the development will ensure there is only limited risk of flooding as a result of a surface water network failure.

The GSI mapping confirms that there are no visible alluvial deposits within the site which is indicative of the fact that all historical flows would have been within a confined channel width with little or no out of channel flooding for the extents of the watercourse within the site.'

Hydrological & Hydrogeological Risk Assessment

A Hydrological & Hydrogeological Risk Assessment has been prepared by AWN Consulting to accompany this planning application. The report concludes the following:

'At present, the site has no hydrological connection with the Rye Water Valley / Carton SAC given that this designated Natura 2000 site is located hydrologically upgradient/upstream of the site. However, a hydrogeological connection may also exist to this SAC through the underlying "Locally Important Aquifer" (LI), due to the flow path distances (1km) typical within the Dublin GWB exceeding the distance of separation (c.880m) from the proposed development sit, albeit via a moderate pathway distance and an underground flow path involving a significant dilution factor (and mixing) within the aquifer / groundwater body (Dublin GWB). The vertical migration to the underlying bedrock is minimised due to the low permeability nature of the overburden, which is characteristic of cohesive glacial clays, thereby further negating the potential for a hydrogeological linkage pathway to the sensitive receptors.

During the operational phase, there is low potential for a hydrogeological connection to the Rye Water Valley / Carton SAC given the proposed surface water (stormwater) drainage system will include hardstand, intercepting and directing rainfall / runoff to attenuation prior to ultimate discharge to the Oranstown Stream to the east of the site, which is not hydrologically connected to the aforementioned upstream/upgradient SAC

The operational proposed development would have an indirect hydrological pathway / linkage to the Oranstown Stream, River Liffey, Liffey Estuary (Upper & Lower), Dublin Bay and the corresponding associated Natura 2000 conservation / protection areas via the proposed surface water (stormwater) drainage and the foul (wastewater) network which outfalls to Oranstown Stream (then River Liffey) and River Liffey, respectively (post treatment onsite via the proposed drainage design/strategy and post treatment offsite at Ringsend Wastewater Treatment Plant WWTP / Lower Liffey Valley Regional Sewerage Scheme), albeit the source-pathway linkage is over a significant distance allowing for significant attenuation and large dilution factor and mixing (contribution

from multiple watercourses downstream) within the drainage design, and downstream in the river / estuary catchment.

There is an indirect source pathway linkage between the Proposed Development site and any open waters or Natura 2000 sites (i.e., Dublin Bay SAC's/SPA's) through the foul public sewer which will discharge to the public foul sewer network and eventually outfall to the Ringsend WWTP and ultimately discharges to the Dublin Bay. It should be noted that the Ringsend WWTP has capacity for this proposed foul effluent following recent upgrade works which have increased capacity for foul effluent treatment of this facility.

Even disregarding the operation of design measures including an attenuation system and petrol interceptors on site, it is concluded that there will be imperceptible impacts from the proposed development to the water bodies due to emissions from the site stormwater drainage infrastructure to the wider drainage network. It should be noted the proposal also includes an attenuation system, SuDS design measures and oil / hydrocarbon / silt interceptors as part of best practice project design, and these features will provide additional filtration from the site to the drainage network.

It is concluded that there are no pollutant linkages as a result of the construction or operation of the Proposed Development which could result in a water quality impact which could alter the habitat requirements of the Natura 2000 sites within the Rye Water / Carton SAC or Dublin Bay (and corresponding SPA/SAC/pNHA).

Finally, and in line with good practice, appropriate and effective mitigation measures will be included in the construction design, management of construction programme and during the operational phase of the proposed development. With regards to the construction phase, adequate mitigation measures will be incorporated in the Construction Environmental Management Plan (CEMP). These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in this assessment.'

Identification of Relevant Natura 2000 Sites

The proposed development site is not within a European site and is not necessary for the management of a Natura 2000 site. As outlined in Office of the Planning Regulator Guidance Note on AA Screening (2021) *“The zone of influence of a proposed development is 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. This should be established on a case-by-case basis using the Source- Pathway-Receptor framework and not by arbitrary distances (such as 15km).”*

The nearest European site to the proposed development is the Rye Water Valley/Carton Valley SAC, located approximately 674 m to the southwest of the development boundary (Figure 6). The Oranstown Stream (Silleachain Stream), which runs along the western site boundary, will receive surface water from the proposed development site. This stream flows southwards before discharging into the River Liffey approximately 400m downstream of the Rye Water Valley/Carton SAC. Given the topographical flow direction, there is no direct or indirect hydrological pathway from the proposed development to the Rye Water Valley/Carton SAC. In relation to hydrogeological pathways, as outlined in the Hydrological & Hydrogeological Risk Assessment prepared by AWN *‘A hydrogeological connection may exist to The Rye Water Valley / Carton SAC through the underlying “Locally Important Aquifer” (LI), due to the flow path distances (1km) typical within the Dublin GWB exceeding the distance of separation (c.880m) from the proposed development site, albeit via a moderate pathway distance and an underground flow path involving a significant dilution factor (and mixing) within the aquifer / groundwater body (Dublin GWB). The vertical migration to the underlying bedrock is minimised due to the low permeability nature of the overburden, which is characteristic of cohesive glacial clays, thereby further negating the potential for a hydrogeological linkage pathway to the sensitive receptors.’*

There is a remote indirect hydrological pathway to European sites located within Dublin Bay (namely, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay & River Tolka Estuary SPA and North Bull Island SPA) via surface water drainage to the River Liffey via the Oranstown/Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to any European site located within Dublin Bay (18 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen.

Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated along this public network and will not significantly impact on any European Site.

All Natura 2000 sites within 15km, and beyond 15km with the potential for a hydrological pathway are listed in Table 1. The qualifying interests, and the potential impact of the development on each European site and qualifying interest, are screened in/out in Table 2. SPA's and SAC's within 15km are seen in Figures 6 & 7. Waterbodies, SACs and SPAs proximate to the subject site are demonstrated in Figures 8-11.

Table 1. Proximity to designated sites of conservation importance

Natura 2000 Site	Code	Distance	Direct Hydrological / Biodiversity Connection
Special Areas of Conservation			
Rye Water Valley/Carton SAC	IE001398	674m	No
Glenasmole Valley SAC	IE001398	15km	No
South Dublin Bay SAC	IE001209	18km	No
North Dublin Bay SAC	IE000206	20km	No
Special Protection Areas			
South Dublin Bay and River Tolka Estuary SPA	IE004024	17km	No
North Bull Island SPA	IE004006	20km	No
North-West Irish Sea SPA	IE004236	22km	No

Table 2. Initial screening of Natura 2000 sites within 15km and Natura 2000 sites within 15km with potential of hydrological connection to the proposed development

European Site Code	Name	Screened IN/OUT	Details/Reason
Special Areas of Conservation			
IE001398	Rye Water Valley/Carton SAC	OUT	Conservation Objectives The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Petrifying springs with tufa formation (Cratoneurion) [7220] <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] Potential Impact The proposed development is located approximately 148m from this SAC. There is no direct or indirect hydrological pathway from the proposed development to the SAC. The Silleachain Stream, which runs along the western site boundary, in addition to the drainage ditch traversing the southern boundary will receive surface water from the proposed development. This stream flows southwards before discharging into the River Liffey approximately 400 m downstream of the SAC. Given the spatial separation and topographical flow direction, there is no direct or indirect hydrological pathway linking the proposed development to the SAC. Furthermore, as concluded in the Hydrological & Hydrogeological Risk Assessment, <i>'The vertical migration to the underlying bedrock is minimised due to the low permeability nature of the overburden, which is characteristic of cohesive glacial clays, thereby further negating the potential for a hydrogeological linkage pathway to the sensitive receptors.'</i> No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely.

European Site Code	Name	Screened IN/OUT	Details/Reason
			The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE001209	Glenasmole Valley SAC	OUT	Conservation Objectives The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] Potential Impacts The proposed development is located 15 km from this SAC. There is no direct or indirect hydrological pathway from the subject site to this SAC. No potential impact is foreseen. There is no direct or indirect pathway from this site to the SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. No significant effects are likely.
IE000210	South Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within European sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] Potential Impact The proposed development is located approximately 18 km from this SAC. There is no direct hydrological pathway from the subject site to this SAC. There is a remote indirect hydrological pathway from the proposed development site to this SAC via surface water drainage to the River Liffey via the Oranstown/Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (18 km, however it is noted that the distance the River Liffey actually flows from the

European Site Code	Name	Screened IN/OUT	Details/Reason
			proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SAC via surface water drainage. No potential impact is foreseen. There is no direct pathway from this site to the SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE000206	North Dublin Bay SAC	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalwort (<i>Petalophyllum ralfsii</i>) [1395] Potential Impact The proposed development is located approximately 20 km from this SAC. There is no direct hydrological pathway from the subject site to this SAC. There is a remote indirect hydrological pathway from the proposed development site to this SAC via surface water drainage to the River Liffey via the Oranstown/Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (20 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SAC via surface water drainage.

European Site Code	Name	Screened IN/OUT	Details/Reason
			No potential impact is foreseen. There is no direct pathway from this site to the SAC. In the absence of mitigation, no significant effects on the qualifying interests of this SAC are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
Special Protection Areas			
IE004024	South Dublin Bay and River Tolka Estuary SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Redshank (<i>Tringa totanus</i>) [A162] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Wetland and Waterbirds [A999] Potential Impact The proposed development is located approximately 17 km from this SPA. There is no direct hydrological pathway from the subject site to this SPA. There is a remote indirect hydrological pathway from the proposed development site to this SPA via surface water drainage to the River Liffey via the Oranstown/Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (17 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SPA via surface water drainage.

European Site Code	Name	Screened IN/OUT	Details/Reason
			Given the significant distance to this SPA, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen during construction or operation. No potential impact is foreseen. There is no direct pathway from this site to the SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE004006	North Bull Island SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Teal (<i>Anas crecca</i>) [A052] Pintail (<i>Anas acuta</i>) [A054] Shoveler (<i>Anas clypeata</i>) [A056] Oystercatcher (<i>Haematopus ostralegus</i>) [A130] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Knot (<i>Calidris canutus</i>) [A143] Sanderling (<i>Calidris alba</i>) [A144] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Redshank (<i>Tringa totanus</i>) [A162] Turnstone (<i>Arenaria interpres</i>) [A169] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999] Potential Impact The proposed development is located approximately 20 km from this SPA. There is no direct hydrological pathway from the subject site to this SPA. There is a remote indirect hydrological pathway from the proposed development site to this SPA via surface water drainage to the River Liffey via the Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (20 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey

European Site Code	Name	Screened IN/OUT	Details/Reason
			and marine environment, and it is considered that no significant effects are foreseen on this SPA via surface water drainage. Given the significant distance to this SPA, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen during construction or operation. No potential impact is foreseen. There is no direct pathway from this site to the SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.
IE004236	North-West Irish Sea SPA	OUT	Conservation Objectives The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Qualifying Interests Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Little Gull (<i>Larus minutus</i>) [A177] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187] Kittiwake (<i>Rissa tridactyla</i>) [A188] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Little Tern (<i>Sterna albifrons</i>) [A195] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204] Potential Impact The proposed development is located approximately 22 km from this SPA. There is no direct hydrological pathway from the subject site to this SPA. There is a remote indirect hydrological pathway from the proposed development site to this SPA via surface water drainage to the River Liffey via the Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to this site (22 km, however it is

European Site Code	Name	Screened IN/OUT	Details/Reason
			noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen on this SPA via surface water drainage. Given the significant distance to this SPA, no significant noise or vibration impacts on the qualifying interests of this SPA are foreseen during construction or operation. No potential impact is foreseen. There is no direct pathway from this site to the SPA. In the absence of mitigation, no significant effects on the qualifying interests of this SPA are likely. The construction and operation of the proposed development will not impact on the conservation interests of the site. No significant effects are likely.

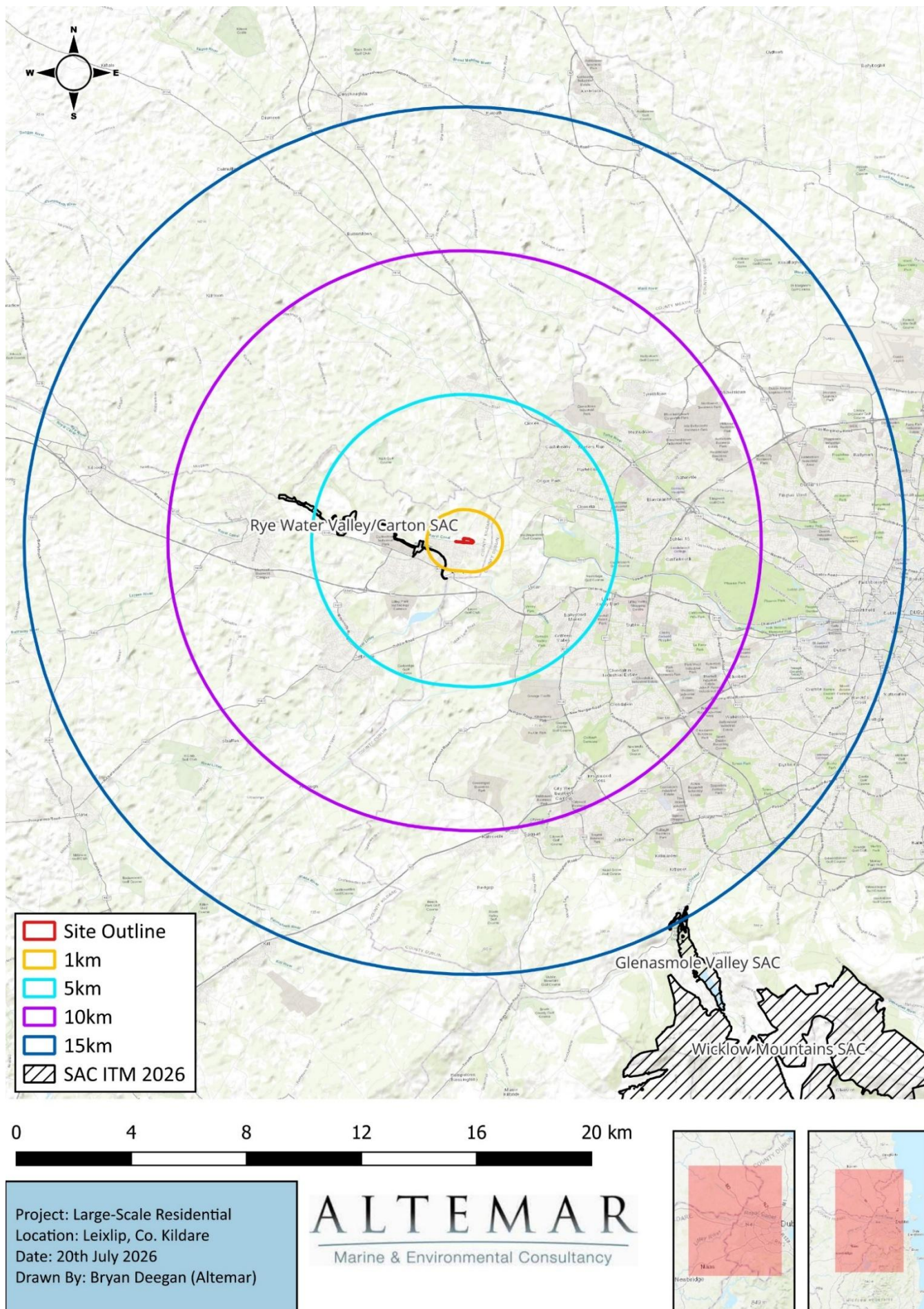


Figure 6. Special Areas of Conservation (SAC) within 15km of the proposed works site

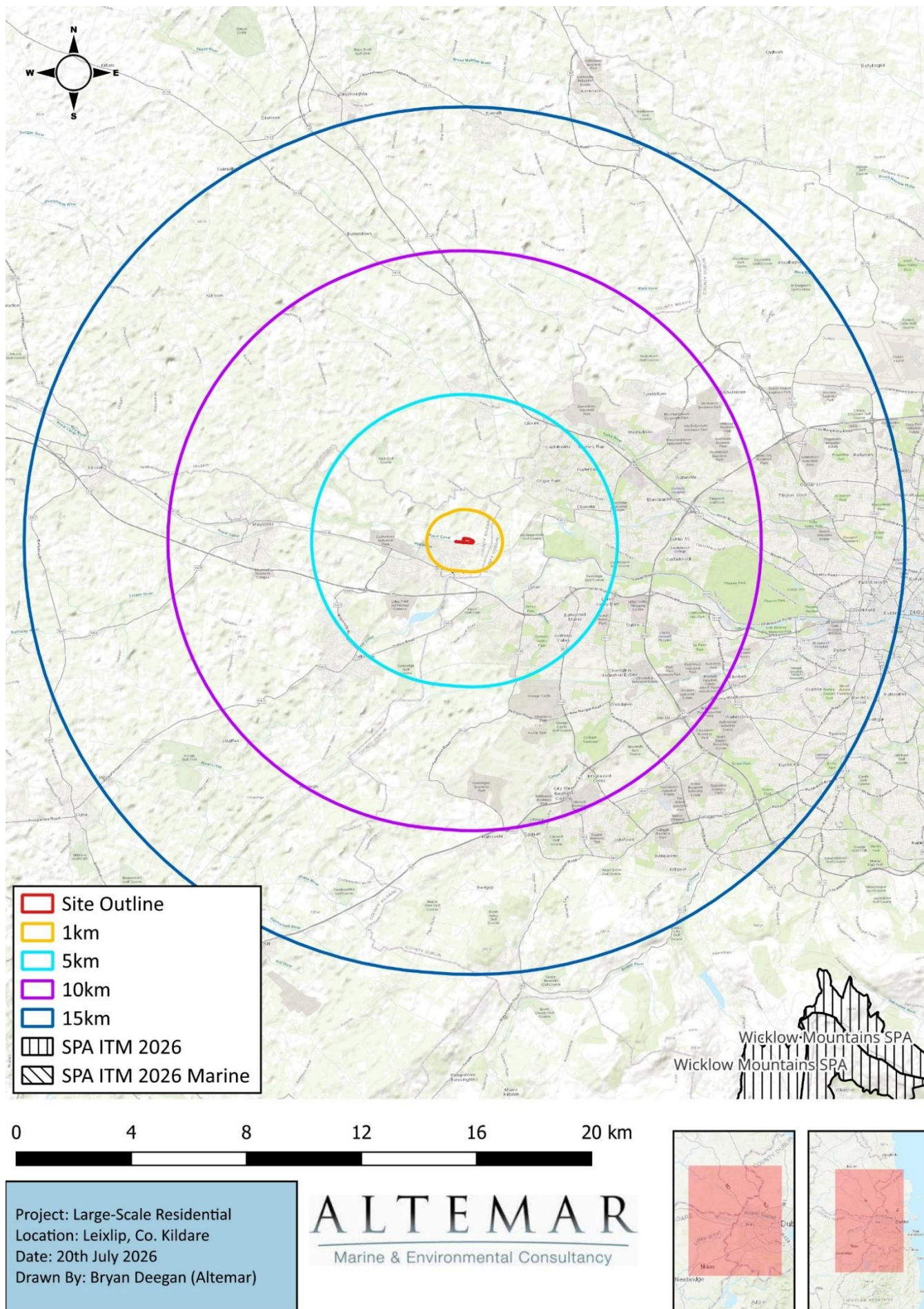
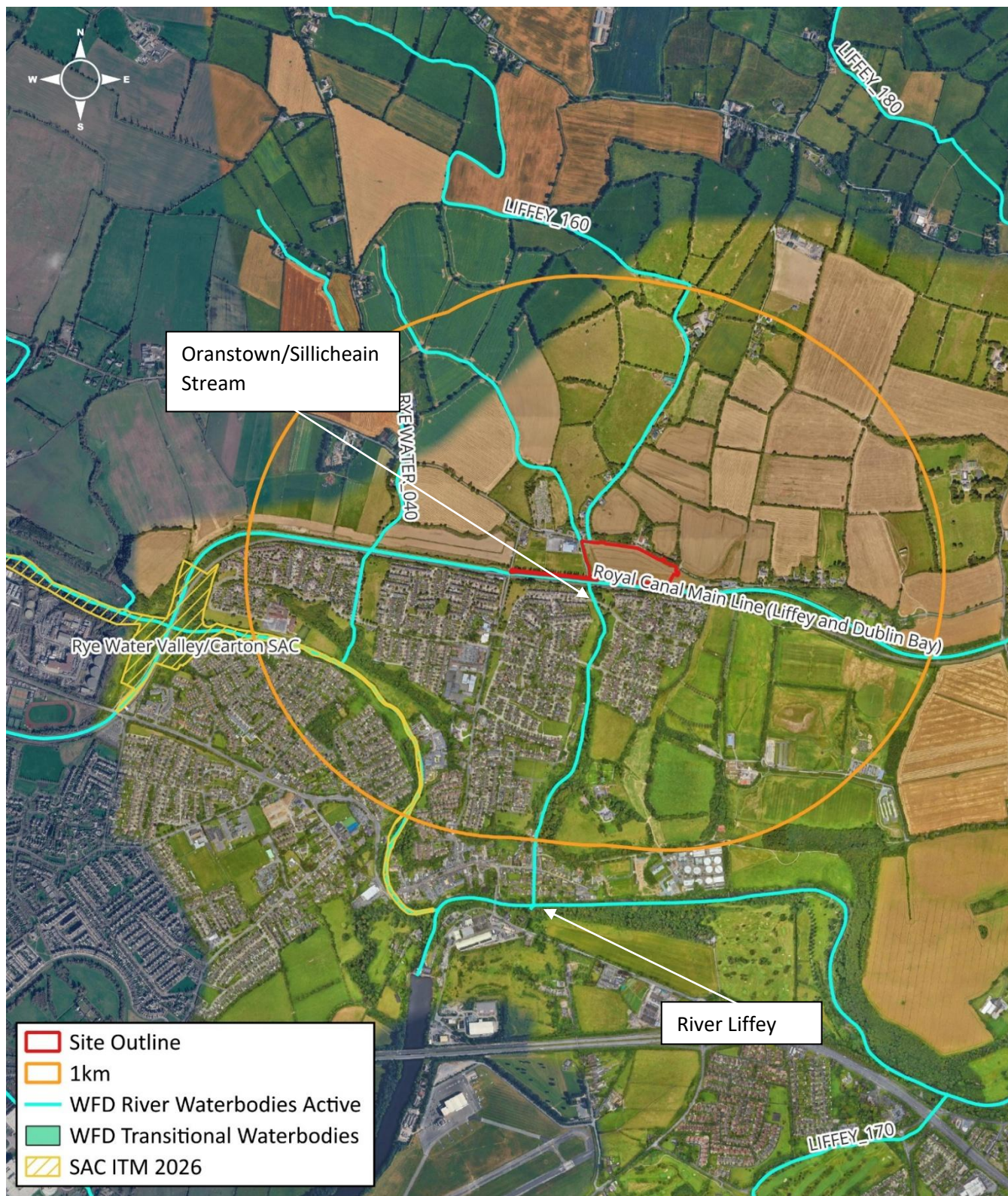


Figure 7. Special Protection Areas (SPA) within 15km of the proposed development site (none)



Figure 8. Waterbodies within 1km of the subject site



Project: Large-Scale Residential
 Location: Leixlip, Co. Kildare
 Date: 20th July 2026
 Drawn By: Bryan Deegan (Altamar)

ALTEMAR
 Marine & Environmental Consultancy

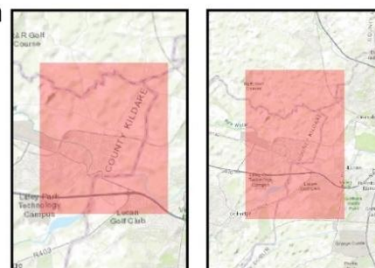


Figure 9. Waterbodies and SAC's within 1km of the proposed development

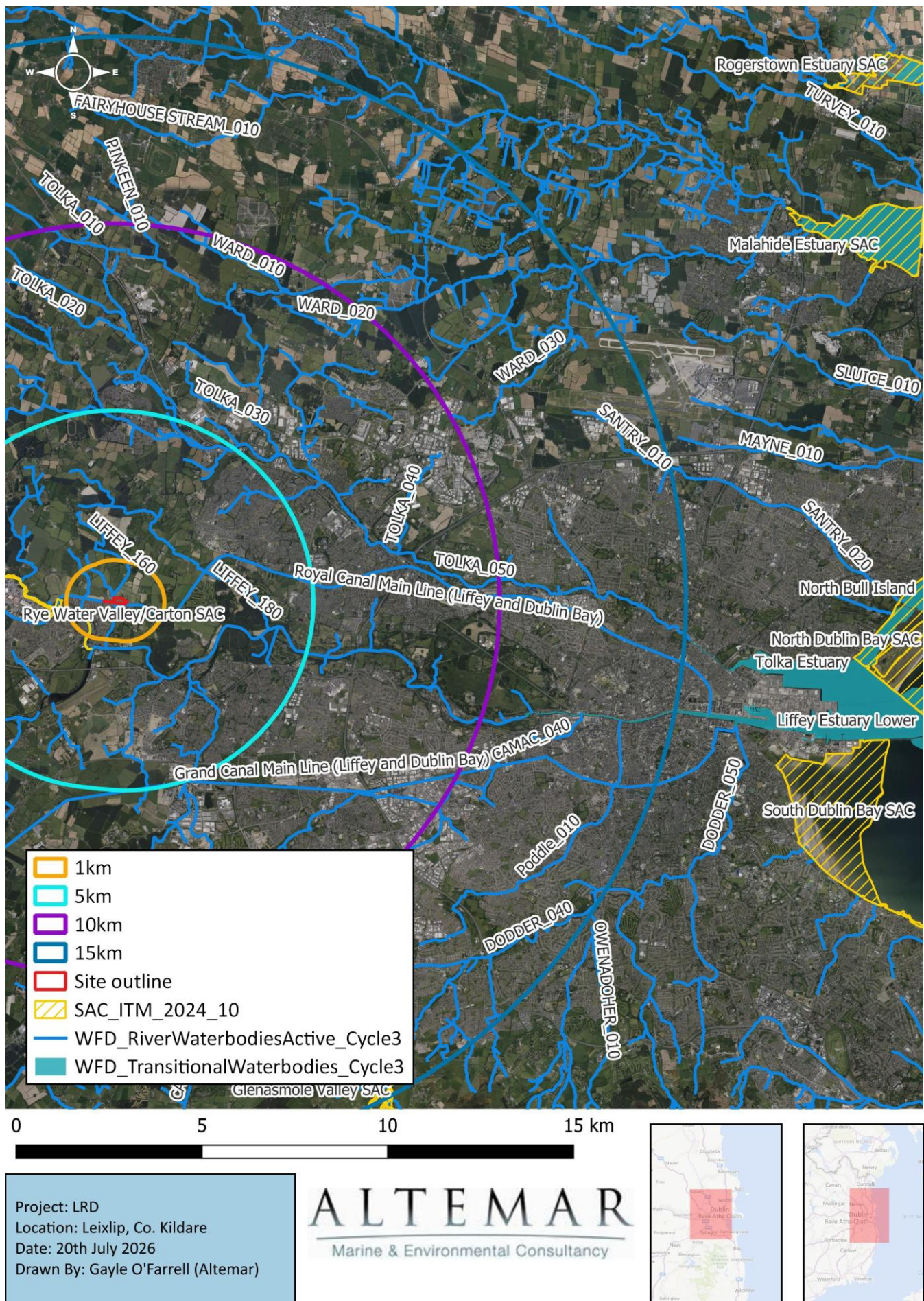


Figure 10. Waterbodies and SAC's proximate to the proposed development

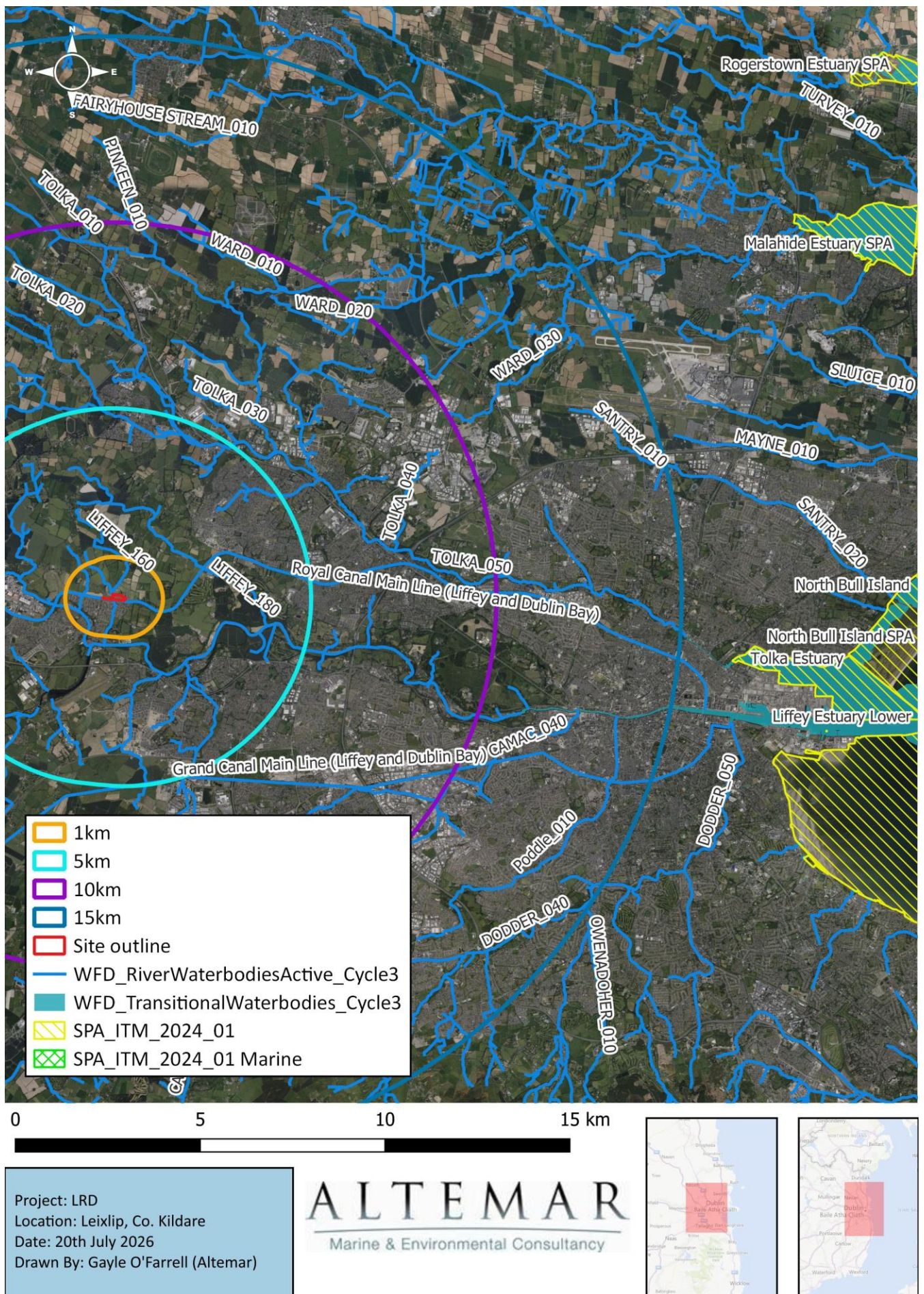


Figure 11. Waterbodies and SPA's proximate to the proposed development

In-Combination Effects

Cumulative Impacts can be defined as *“impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project”*. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

A review of other off-site developments and proposed developments was completed as part of this assessment. The following projects and plans were reviewed and considered for possible cumulative effects with the Proposed Development.

Table 3 details the existing, proposed and granted planning permissions on record in the area:

Table 3: Potential In-Combination Impacts

Ref. No.	Address	Proposal
315725	Mariavilla, Carton Demesne, Oldcarton, Catherinestown, Kellystown, Ravensdale, Sion and Confey, Co. Kildare.	Upgrades to existing network and provision of new pipeline. A Natura Impact Statement (NIS) was submitted with this application.
211191	Creighton Park , Leixlip , Co. Kildare.	the construction of a 9.5 metre x 10.21 metre by 5 metre high concrete hurling skills wall in a "H" configuration and centred on a 29.9 metre x 10.55 play area. Lighting to be provided by 4 No. spotlights (2 No. directed to each side of centre wall) and mounted on a metal frame affixed to the centre wall at a height of 6.645m above ground level. The application also covers retention permission for removal of a disused modular waste water treatment system and distribution box
2149	367 River Forest , Leixlip , Co. Kildare W23 X9X2.	construction of a two storey kitchen, living room and bedroom extension to rear of house together with a single storey porch and lounge extension to front as well as attic conversion to storeroom with raised gable wall to facilitate access to same with all ancillary site and drainage works
23184	319 River Forest , Leixlip , Co. Kildare	a new two-bedroom, two storey, semi-detached dwelling in the existing side garden area to include for off street parking for both the existing and proposed dwellings, connections to all services and all associated site development works. Revised by Significant Further Information the changes to the design include a reconfiguration of the rear boundary and increase in ground floor area.
23855	235 River Forest Estate , Leixlip , Co. Kildare	A single storey structure at rear of house site relating to Planning Permission Register Number 23/123, for uses incidental to enjoyment of the dwelling including home office, home art studio, storeroom.
22784	Mariavilla Carton Demesne , Oldcarton Catherinestown Kellystown	development at this site in the townlands of Mariavilla, Carton Demesne, Oldcarton, Catherinestown, Kellystown, Ravensdale, Sion and Confey. The development will traverse the administrative areas of both Kildare County Council and Meath County Council. The development within the Kildare County Council administrative area will consist of: (a) Permanent Mechanical, Electrical,

Ref. No.	Address	Proposal
	Ravensdale , Sion and Confey	Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey.
2560058	Confey GAA Club Creighton Park, Leixlip, Co. Kildare	for the construction of a 1913 Sqm enclosed astro turf playing pitch. Lighting to be provided by 4 No 15m high spotlights poles with up to 7 clustered light fittings on each (1 No pole located at each corner of the playing pitch) Along with 2 No ball stop nets erected on each end of the pitch. Pitch to be enclosed with a 3m high mesh fence with ball stop netting over to 6m high. Revised by Significant Further Information which consists of: Willing to erect the lights on columns that are up to 18m high.
FW26A/0017E (FI Requested)	Locations across Fingal in an east to west direction crossing the townlands of Ashtown, Castleknock, Blanchardstown, Carpenterstown, Sheepmoor, Diswellstown, Porterstown, Annfield, Kellystown, Woodlands, Clonsilla, Barberstown, Barnhill and, Passifyoucan	The Electricity Supply Board (ESB) intends to apply for permission for a 10-year approval for development at this site consisting of up to approximately 25.74 kilometres (km) of 38 kilovolts (kV) underground cable at various locations in County Fingal with a total site area of c. 28.78ha. The proposed Coolmine 38 kV Cable Route section runs across the County in an east to west direction from the County boundary within Dublin City Council in the east to the County boundary with Kildare County Council in the west and crosses the townlands of Ashtown, Castleknock, Blanchardstown, Carpenterstown, Sheepmoor, Diswellstown, Porterstown, Annfield, Kellystown, Woodlands, Clonsilla, Barberstown, Barnhill and Passifyoucan. The proposed development consists of the installation of a 25.74 km section of the proposed Coolmine 38 kV Cable Route and all associated site and development works within the administrative area of Fingal County Council (FCC). The proposed Coolmine 38 kV Cable Route section in FCC connects to the approved Granard 38 kV substation (ACP Ref. 314232), existing Coolmine 38 kV substation, approved Carpenterstown 38 kV substation (ACP Ref. 314232) and the approved Hansfield 38 kV substation (ACP Ref. 314232) from east to west. The primary purpose of the proposed underground cables is to provide electrical power to the Dart+ West Railway project as granted under the DART+ West Railway Order (ACP Ref. 314232).
2660044	The site consistig of up to approximately 15.05 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County	a 10-year approval for development at this site consisting of up to approximately 15.05 kilometres (km) of 38 kilovolts (kV) underground cable (UGC) and all associated site and development works at various locations in County Kildare with a total site area of c. 16.13ha .

Ref. No.	Address	Proposal
	Kildare with a total site area of c. 16.13ha.	
2660746	Lands within the townlands of Newtown and Confey, Leixlip, Co. Kildare, greenfield lands to the west, the Royal Canal, railway line and Leixlip Confey Train Station to the south, and Cope Bridge to the south-east	for (A) the construction of 272 no. residential units comprising: 101 no. terraced houses (54 no. 3-bed 2 no. storey houses, 28 no. 4-bed 2 storey houses and 19 no. 4-bed 3 no. storey houses); 12 no. own door 1-bed apartment units in an end of terrace (3 storey) arrangement in 4 no. locations throughout the site; 78 no. duplex apartment units (33 no. 2-bed and 45 no. 3-bed units) provided in terraced and end of terrace (3 storey) arrangements in 13 no. locations throughout the site; and provision of a mixed use area comprising 81 no. apartments / duplex apartment units (29 no. 1-bed, 36 no. 2-bed, and 16 no. 3-bed units) in 4 no. blocks (Blocks A1 to A4) ranging from part 3 no. storeys up to part 6 no. storeys in total, including a podium / ground floor level; (B) The provision at ground floor of Blocks A1 to A4 of a childcare facility (c. 500 sq.m GFA) and associated play area, 3 no. commercial units with a total GFA of c. 615 sq.m (for Class 1- Shop, or Class 2- Office / Professional Services, or Class 11- Gym, or Restaurant / Café use, including ancillary takeaway use, or Class 8- Health Centre / Civic, or Cultural Use); a Restaurant / Café unit (c. 358 sq.m GFA), bike stores, bin stores, plant areas, 1 no. ESB substation and associated switch rooms, and car parking; (C) Block A1 (3 no. storeys and part 4 no. storeys over podium / ground floor level) includes 33 no. apartments (10 no. 1-bed 19 no. 2-bed, and 4 no. 3-bed units [including apartments over 2 levels]) from first floor to fourth floor level; (D) Block A2 (2 no. storeys over podium / ground floor level) includes 4 no. 3-bed duplex apartment units from first floor to second floor level; (E) Block A3 (4 no. storeys and part 5 no. storeys over podium / ground floor level) includes 36 no. apartments (15 no. 1-bed, 17 no. 2-bed units and 4 no. 3-bed units [including apartments over 2 levels]) from first floor to fifth floor level; (F) Block A4 (3 no. storeys over podium / ground floor level) includes 8 no. duplex apartment units (4 no. 1-bed and 4 no. 3 bed units) from first floor to third floor level; (G) All apartments / duplex apartment units and houses are provided with private amenity space in the form of gardens, balconies, or terraces; (H) The development provides public open space and communal open space to serve the residential units, and c. 1 ha of a linear park to the north of the Royal Canal; (I) Provision of 2 no. vehicular and pedestrian / cyclist accesses from the R149 to the east and the L1015 to the north; and proposed upgrades (horizontal widening and minor vertical road alignment) to the R149 to the east and to the L1015 along the northern boundary of the site; (J) The development will provide for a total of 370 no. car parking spaces; a total of 412 no. bicycle parking spaces; internal roads, pedestrian and cycle paths; and the provision of the proposed infrastructure up to the application site boundary to facilitate future connections to adjoining lands; (K) Provision of foul, watermain and surface water drainage, including attenuation system and upgrade works to the existing watermain along the R149; 3 no. ESB substations in total; public lighting; landscaping and boundary treatment works; PV panels; services; bin

Ref. No.	Address	Proposal
		and bicycle stores throughout the site; and all associated infrastructure and site works to facilitate the development.

The proposed development has been considered in combination with other existing, permitted and proposed developments within the Leixlip Wastewater Treatment Plant (WWTP) catchment. Uisce Éireann's April 2026 Wastewater Treatment Capacity Register identifies the Leixlip WWTP as having 'Green' (available) treatment capacity³, indicating that sufficient treatment capacity is currently available to accommodate additional development within the catchment. Furthermore, Uisce Éireann is progressing the Growth and Development Programme – Maynooth Transfer Pipeline Project, with completion anticipated in 2027, to increase wastewater network capacity and facilitate planned residential and commercial growth across the wider Leixlip, Maynooth and Celbridge catchment. These strategic infrastructure upgrades have been designed to support forecast development within the service area and reduce the potential for cumulative pressures on the wastewater network. Accordingly, subject to a connection agreement from Uisce Éireann and the availability of capacity within the local sewer network, the proposed development will not result in significant in-combination effects on any European site arising from wastewater collection, treatment or discharge.

In relation to **Planning Reference 2660074**⁴, a Natura Impact Statement was prepared by AECOM and concluded the following: *"Noise and visual disturbance to SCI light-bellied brent goose of the South Dublin & River Tolka Estuary SPA and North Bull Island SPA, and water quality/hydrology impacts to QI habitats and species of Rye Water Valley/Carton SAC were the impact pathways screened in for the NIS stage of AA. This NIS showed that in the absence of mitigation, adverse effects on the integrity of these European sites cannot be excluded. Various mitigation measures are considered necessary to protect the integrity of these European sites.*

These measures include scheduling construction works within the 300 m of visual and noise disturbance zone surrounding functionally-linked feeding areas of light-bellied brent geese to be undertaken outside of the winter months (October to April). Furthermore, several industry-standard and project-specific measures to protect local watercourses and downstream habitats from sedimentation and water pollution are identified in the accompanying CEMP. Importantly, this includes various measures specifically addressing HDD within the Rye Water Valley/Carton SAC. These comprise the preparation of a Hydraulic Fracture Risk Assessment, continuous monitoring of flows within the borehole and a Frac-Out Contingency Plan.

Provided the above listed mitigation measures are implemented, it is considered that the Proposed Works will not result in adverse effects on the integrity of any European site, either alone or in combination with other plans or projects."

The proposed project is within a greenfield site, zoned in the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023 (As extended and as amended) for new residential and mixed-use development, bordered largely by agricultural lands with sporadic developments in the area. Most of the applications outlined above relate to small scale projects with temporary/short term construction phases, and relating to the alterations of existing structures, or minor public infrastructural improvements. Any larger-scale developments in the wider area are subject to separate planning processes and are not foreseen to have significant in-combination effects with the proposed project, as the projects will be designed to ensure, and will not be consented unless, there are no likely significant effects on any European sites.

It is considered that in combination effects with other existing and proposed developments in proximity to the application area would be unlikely, neutral, not significant and localised. It is concluded that no significant effects

³ <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/kildare>

⁴ <https://www.eplanning.ie/KildareCC/AppFileRefDetails/2660074/0>

on Natura 2000 sites will be seen as a result of the proposed development alone or combination with other projects. **No projects in the vicinity of the proposed development would be seen to have a likely significant in combination effect on Natura 2000 sites.**

Conclusions

The proposed development is located in a suburban environment, 674m from the nearest Natura 2000 site (Rye Water Valley/ Carton SAC). Watercourses and surface runoff are seen as the main potential pathway for impacts on Natura 2000 sites.

The nearest European site to the proposed development is the Rye Water Valley/Carton Valley SAC, located approximately 674 m to the southwest of the development boundary (Figure 6). The Oranstown Stream (Silleachain Stream), which runs along the western site boundary, will receive surface water from the proposed development site. This stream flows southwards before discharging into the River Liffey approximately 400m downstream of the Rye Water Valley/Carton SAC. Given the topographical flow direction, there is no direct or indirect hydrological pathway from the proposed development to the Rye Water Valley/Carton SAC. In relation to hydrogeological pathways, as outlined in the Hydrological & Hydrogeological Risk Assessment prepared by AWWN *'A hydrogeological connection may exist to The Rye Water Valley / Carton SAC through the underlying "Locally Important Aquifer" (LI), due to the flow path distances (1km) typical within the Dublin GWB exceeding the distance of separation (c.880m) from the proposed development site, albeit via a moderate pathway distance and an underground flow path involving a significant dilution factor (and mixing) within the aquifer / groundwater body (Dublin GWB). The vertical migration to the underlying bedrock is minimised due to the low permeability nature of the overburden, which is characteristic of cohesive glacial clays, thereby further negating the potential for a hydrogeological linkage pathway to the sensitive receptors.'*

There is a remote indirect hydrological pathway to European sites located within Dublin Bay (namely, South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay & River Tolka Estuary SPA and North Bull Island SPA) via surface water drainage to the River Liffey via the Oranstown/Silleachain Stream during construction and operation. However, given the significant minimum distance from the proposed development site to any European site located within Dublin Bay (18 km, however it is noted that the distance the River Liffey actually flows from the proposed development site to bay, in kilometres, is significantly longer), settlement and mixing within the surface water network, dilution and mixing effects within the River Liffey, flocculation within the estuarine environment of the River Liffey and marine environment, and it is considered that no significant effects are foreseen.

Foul water from the site will discharge to the existing foul sewer network located to the south of the subject site. Wastewater will ultimately be treated along this public network and will not significantly impact on any European Site.

Having taken into consideration surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution and flocculation effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the proposed alterations to the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or Natura 2000 site.

On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Findings of No Significant Effects Report

Details of Project	Appropriate Assessment Screening for a residential development on lands at Leixlip, Confey, Co. Kildare
Name and Location of European Sites Assessed	Rye Water Valley/Carton SAC South Dublin Bay SAC Glenasmole Valley SAC North Dublin Bay SAC South Dublin Bay and River Tolka Estuary SPA North Bull Island SPA North-West Irish Sea SPA
Project Description	LRD
Is the Project directly connected with the management of the European site?	No
Details of any other projects or plans that together with this project could affect the European site	None
The assessment of significant effects	
Describe how the project is likely to affect the European site	No Impact Predicted
Response to consultation	N/A
Data collected to carry out the assessment	Supporting NPWS data.
Who carried out the assessment	Altemar Ltd.
Sources of data	NPWS website, standard data form, conservation objectives data of the site and references outlined in the AA Screening Report.
Explain why the effects are not considered significant	No Natura 2000 sites are within the zone of influence of this development. Having taking into consideration the works, the indirect surface water and foul discharge from the proposed development works to existing networks, the distance between the proposed development site to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.
Level of assessment completed	Stage 1 Screening
Overall conclusions	On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.

Data Used for AA Screening

NPWS site synopses and Conservation objectives of sites within 15km were assessed. The most recent SAC and SPA boundary shapefiles were downloaded and overlaid on ESRI road maps and satellite imagery.

References

The following references were used in the preparation of this AA screening report.

1. Department of Environment Heritage and Local Government Circular NPW 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities March 2010.
2. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government 2009;
www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf
3. Managing NATURA 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, European Commission 2000;
ec.europa.eu/environment/nature/Natura2000/management/docs/art6/provision_of_art6_en.pdf
4. 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;
ec.europa.eu/environment/nature/Natura2000management/docs/art6/Natura_2000_assess_en.pdf
5. 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;
ec.europa.eu/environment/nature/Natura2000/management/docs/art6/guidance_art6_4_en.pdf
6. Guidance document on the implementation of the birds and habitats directive in estuaries and coastal zones with particular attention to port development and dredging;
ec.europa.eu/environment/nature/Natura2000/management/docs/guidance_doc.pdf
7. The Status of EU Protected Habitats and Species in Ireland.
www.npws.ie/publications/euconservationstatus/NPWS_2007_Conservation_Status_Report.pdf
8. NPWS (2021) Conservation Objectives: Rye Water Valley/Carton SAC 001398. Version 1. National Parks and Wildlife Service, Department of Housing, Local Government and Heritage.
9. NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.
10. NPWS (2021) Conservation objectives for Glenasmole Valley SAC [001209]. Generic Version 8.0. Department of Housing, Local Government and Heritage.
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