

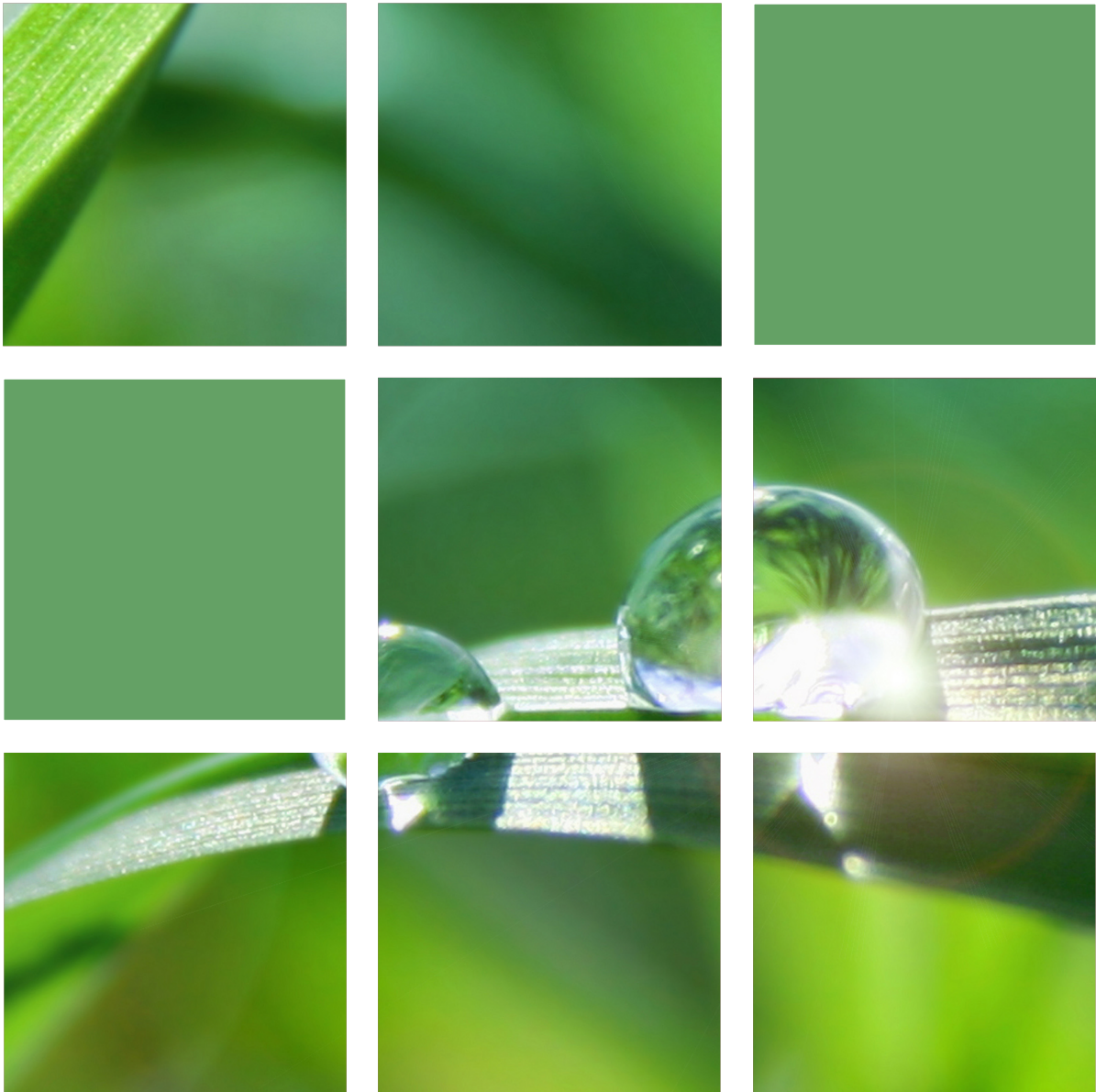


Comhairle Contae Fhine Gall
Fingal County Council

Rivermeade Local Area Plan

Screening for Appropriate Assessment

May 2012



Screening for Appropriate Assessment of the draft Rivermeade LAP

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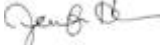
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1 INTRODUCTION

1.1 BACKGROUND

This report comprises information in support of screening for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) of the Local Area Plan (LAP) for Rivermeade in Fingal zoned RV in the 2011-2017 Fingal County Development Plan. The report has taken into consideration the European Commissions publication- *Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Articles 6 (3) and (4) of the Habitats Directive 92/43/EEC*, Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government, the Planning and Development Acts 2000-2010 and *Appropriate Assessment of Plans and Project in Ireland – Guidance for Planning Authorities* (2010) from the Department of the Environment, Heritage and Local Government.

1.2 RIVERMEADE LOCAL AREA PLAN

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

This zoning objective seeks: 'Protect and promote the character of the Rural Village and promote a vibrant Community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure'.

The development of this rural village is based on providing for the development of a sustainable rural community by focusing on the inherent development potential of the village and on strengthening the village. The strengthening of the village will also provide a viable housing alternative to the demand for housing in the open countryside for members of the rural community.

The purpose of the LAP is to set out the optimal development strategy for the proper planning and sustainable development of these RV zoned lands. It includes measures for the protection of the environment and the economic and social development of the village. The LAP sets out the development framework for future development within the Plan Area. It sets out the parameters for future development on these lands in relation to: housing, design, natural heritage, employment opportunities, retail/ commercial, public open space and recreation, community and social facilities, vehicular and pedestrian access and infrastructural requirements.

The suitability of any development will be considered on the quality and compatibility of the proposed development with the primary objective of protecting and enhancing the physical and social character of Rivermeade village.

1.3 LEGISLATIVE CONTEXT

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as "The Habitats Directive", provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (AA):

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

Article 6(4) states:

If, in spite of a negative assessment of the implications for the [Natura 2000] site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

The Habitats Directive is implemented in Ireland by the European Communities (Natural Habitats) Regulations SI 94/1997.

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

1.4 STAGES OF THE APPROPRIATE ASSESSMENT

This Appropriate Assessment has been prepared in accordance with the European Commission Environment DG document *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, referred to as the "EC Article 6 Guidance Document (EC2000)". The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Article 6(3) and 6(4) of the Habitats Directive, and are viewed as an interpretation of the EU Commission's document "*Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC*", referred to as "MN2000".

This Assessment has also taken into consideration the Department of the Environment, Heritage and Local Government publication *Appropriate Assessment of Plans and Project in Ireland – Guidance for Planning Authorities* (2010).

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

1) Screening stage

- Description of the plan;
- Identification of Natura 2000 sites potentially affected;
- Identification and description of individual and cumulative impacts likely to result;

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

2 SCREENING

2.1 DESCRIPTION OF PLAN

Fingal County Council is preparing a draft Local Area Plan for Rivermeade, which is located within a rural area of Fingal, to the west of Swords and north of Dublin Airport. The village is approx. 7 km to the west of Swords, approx. 3 km north of St. Margaret's and approx. 8 Km north of Finglas.

The LAP sets out the optimal development strategy for the future development of an area of approximately 41 hectares, which has 175 existing houses and a population of circa 600.

The Vision Statement for the Village is as follows:

'To promote the renewal of Rivermeade as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing settlement, to meet the housing ,socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and developing the village's distinctive character, amenity and local identity.'

There are 175 houses in Rivermeade together with a school, small shop and community facility. Future development will comprise mainly residential development together with small scale local shops, services, employment space, and additional recreational facilities. Development of the LAP lands could potentially yield in the long term approximately 139 additional residential units and a projected additional population of circa 400 persons, increasing the population of Rivermeade in the long term to circa 1000 persons.

The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but the LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular improvements to water services and roads.

A Village Development Framework Plan and Design Guidance (VDFFP) for Rivermeade has been prepared and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFFP. The VDFFP forms the blueprint for the future development of the LAP lands. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity of uses whilst ensuring a balance between the protection and development of the natural and built environment.

Key Elements of the Plan

Key elements in the development strategy for the subject lands are as follows:

- Development areas: providing for 11 Development areas;
- Village Development Framework Plan and Design Guidance [VDFFP]: requiring that all development proposals shall have regard to the guidelines set out in the VDFFP;
- Local services: providing for a new village centre which will accommodate local retail and other services including new businesses;
- Existing residential amenities: ensuring the protection of the residential amenities of existing housing by minimising visual intrusion, overlooking and overshadowing;

- Public open space and recreation: providing for extended public open space areas and improved recreational facilities;
- Trees and hedgerows: providing for the retention of trees and hedgerows of amenity value;
- Road improvements: providing for improvements in the road network serving Rivermeade in conjunction with new development;
- Low Carbon Community: promoting the development of this village as a Low Carbon Community;
- Foul drainage: Prohibiting any development within the LAP lands until such time as the capacity of Swords WWTP is expanded and the Toberburr pumping station is built, and connected by pipe to Swords WWTP; and
- Surface Water Drainage: requiring the LAP lands to be developed in accordance with SUDS principles and in compliance with the 'Greater Dublin Strategic Drainage Study'.

Adjacent Zonings

'GB' [Green Belt] and 'HA' [High Amenity] zones separate Rivermeade from Swords to the east.

The lands to the north of the LAP lands are zoned 'RU' where it is the objective '*Protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*'.

Lands adjacent to the south of the LAP lands are zoned 'FP' where it is the objective to '*Provide for and facilitate the development of a Food Industry Park*'.

2.2 EXISTING ENVIRONMENT AT THE LAP LANDS

The LAP lands are located within the designated 'Rolling hills' Character type in the County Development Plan. The Ward River crosses through the LAP lands and divides the subject lands into two parts. The undulating nature of countryside together with trees and the Ward river valley help create a rich landscape both visually and ecologically. The LAP includes objectives to protect existing trees/ hedgerows and to provide for appropriate strategic planting, ensuring that new development will be 'absorbed' within this landscape and the impact of development in the landscape will be reduced.

2.3 FOUL SEWERAGE AND THE WATER SERVICES

Water Supply

A trunk water main traverses the LAP lands and the required way leave in respect of this water main is 10 metres each side of the water main. There are no particular constraints in terms of supplying water to future development within the LAP lands.

Foul Drainage

The existing WWTP serving Rivermeade is operating at its design capacity and has no spare capacity. The treatment plant caters for preliminary treatment, secondary treatment; surface aeration and sludge draw off. The treated effluent from the WWTP discharges into the Ward River.

Fingal County Council plans to:

1. decommission the existing WWTP;
2. construct a pumping Station on the site of the WWTP; and
3. to pipe all effluent to Swords WWTP.

The pump station has been through preliminary design and the planning consent process. Construction time is due to tie in with Swords WWTP upgrade works.

Swords Waste Water Treatment Plant is operating at its design capacity of 60,000 PE (population equivalent) and does not have the capacity to accommodate development within the LAP lands. Fingal County Council intends to upgrade the plant to 90,000 p.e. in the medium term and are investigating the possibility of expanding to 140,000 in the long term. The expanded Swords WWTP [from 60,000 p.e. to 90,000 p.e.] is expected to be operational in 2014 - 2015.

No development shall proceed within the LAP lands until such time as the capacity of Swords WWTP is expanded and the Toberburr pumping station is built and connected by pipe to the Swords network.

Surface Water and Flooding

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

The Ward River crosses through the LAP lands and divides the subject lands into two parts. The Ward River has been surveyed as part of the FEM-FRAMS study and draft flood risk maps for this river have been prepared for the 1% (1 in 100yr) and 0.1%(1 in 1000yr) probability of flooding .

The findings of this study have fully informed this Local Area Plan. All new development will have regard to the findings of FEM-FRAMS. Fingal County Council must have regard to the planning and development principles outlined in the national flood risk management guidelines ‘*The Planning System and Flood Risk Management Guidelines (November 2009)*’ when considering development proposals within the LAP lands.

Surface water disposal from the existing housing comprises of a separate public sewer system with the surface water being discharged to the Ward River.

The Ward River traverses the centre of the LAP lands and the Draft flood catchment areas as identified in the FEM-FRAMS study are shown on the LAP map. In order to protect , improve and enhance the natural character of this watercourse, the culverting of the Ward River shall not be permitted and the river shall be retained within a riparian corridor .This riparian corridor shall widen out into proposed public open space areas.

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be required to be developed in accordance with SUDS principles in compliance with the 'Greater Dublin Strategic Drainage Study'. This approach using Sustainable Drainage Systems (SuDS) can best be summarised as offering a "total" solution to rainwater management. Water is either infiltrated or conveyed more slowly to the drainage system and ultimately to water courses using for example permeable paving, swales, infiltration trench/blanket, soakways, green roofs, rain water harvesting, detention basins, ponds and wetlands. These facilities are designed to prevent pollution of streams and rivers and to slow down runoff from sites, thereby helping to prevent downstream flooding and improve water quality. A "treatment train" approach is required to mimic natural catchment processes as closely as possible. This strategy shall comprise of a series of features which incrementally reduce pollution, flow rates and volumes of runoff.

Water Quality

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

The Water Framework Directive (WFD), 'establishing a framework for community action in the field of water policy', became effective in 2000. The overall objective of the Directive is to prevent deterioration in the status of any waters and achieve at least 'good status', by 2015. Further information is available at www.wfdireland.ie.

The Ward River flows through the LAP lands. This river flows eastwards into the Broadmeadow Estuary east of Swords. The proposed development lands at Rivermeade are located within the Broadmeadow Water Management Unit [WMU]. The River Ward has been assigned 'poor' status by the EPA at Rivermeade under the Water Framework Directive. The Broadmeadow WMU has also been designated 'poor status'.

In 2009, a Programme of Measures was established for each Water Management Unit (WMU) within the river basin district as part of the ERBD River Basin Management Plan 2009-2015. This is aimed at addressing those pressures which threaten the water environment and put water bodies at risk of not achieving 'good status' by 2015.

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

A key priority for the Planning Authority is the need to ensure that there is no adverse impact on the water quality of the Ward River. The proposed replacement of the existing wastewater treatment plant with a pump house which will pump sewage to the Swords wastewater treatment plant will result in a major improvement to the water quality in the Ward River downstream of the present discharge point.

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

2.4 BRIEF DESCRIPTION OF THE NATURA 2000 SITES

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

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

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

Table 2.1: SACs within 15km of Rivermeade LAP

Site Code	Site Name	Qualifying Habitats	Qualifying Species
000208	Rogerstown Estuary SAC	Estuaries [1130]; Mudflats and sandflats not covered by seawater at low tide [1140]; <i>Salicornia</i> and other annuals colonizing mud and sand [1310]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130].	-
000205	Malahide Estuary SAC	Mudflats and sandflats not covered by seawater at low tide [1140]; <i>Salicornia</i> and other annuals colonizing mud and sand [1310]; <i>Spartina</i> swards (<i>Spartinion maritima</i>) [1320]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and *Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130].	-
000199	Baldoyle Bay SAC	Mudflats and sandflats not covered by seawater at low tide [1140]; <i>Salicornia</i> and other annuals colonizing mud and sand [1310]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410].	-
000206	North Dublin Bay SAC	Mudflats and sandflats not covered by seawater at low tide [1140];	-

Site Code	Site Name	Qualifying Habitats	Qualifying Species
		<p><i>Salicornia</i> and other annuals colonizing mud and sand [1310];</p> <p><i>Spartina</i> swards (<i>Spartinion maritimae</i>) [1320];</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) [1330];</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410];</p> <p>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120];</p> <p>*Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130];</p> <p>Annual vegetation of drift lines [1210];</p> <p><i>Petalophyllum ralfsii</i> [1395];</p> <p>Embryonic shifting dunes [2110];</p> <p>Humid dune slacks [2190]</p>	
000210	South Dublin Bay SAC	Mudflats and sandflats not covered by seawater at low tide [1140]	-

Table 2.2: SPAs within 15km of Rivermeade LAP

Site Code	Site Name	Qualifying Feature
004015	Rogerstown Estuary SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Light-bellied Brent Goose, Greylag Goose, Shelduck, Shoveler, Oystercatcher, Ringed Plover, Grey Plover, Knot, Dunlin, Redshank, Black-tailed Godwit, Wetland & Waterbirds.
004025	Malahide Estuary SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Great Crested Grebe, Light-bellied Brent Goose, Shelduck, Pintail, Goldeneye, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Knot, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Redshank, Wetland & Waterbirds
004016	Baldoyle Bay SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Light-bellied Brent Geese, Shelduck, Ringed Plover, Golden Plover, Grey Plover, Bar-tailed Godwit, Wetland & Waterbirds
004006	North Bull Island SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Light-bellied Brent Goose, Shelduck, Teal, Pintail, Shoveler, Oystercatcher, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Turnstone, Black-headed Gull, and Wetland & Waterbirds.
004024	South Dublin Bay and River Tolka Estuary SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special

Site Code	Site Name	Qualifying Feature
		Conservation Interests for this SPA: Light-bellied Brent Goose, Oystercatcher, Ringed Plover, Golden Plover, Knot, Sanderling, Dunlin, Bar-tailed Godwit, Redshank, Black-headed Gull, Roseate Tern, Common Tern, Arctic Tern and Wetland & Waterbirds.

2.5 ASSESSMENT CRITERIA

2.5.1 Direct, Indirect or Secondary Impacts

Tables 2.1 and **2.2** list the Natura 2000 sites within 15 km of the LAP area. There are ten sites in all, five SACs and five SPAs. No Natura 2000 site lie within the boundaries of the LAP lands, therefore no direct impacts will occur through landtake or fragmentation of habitats. In addition, the LAP lands of Rivermeade village are approximately 6km from the nearest Natura 2000 site (Malahide Estuary SAC and SPA). Therefore, no impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the LAP's policies.

Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water for Rivermeade village comes from a trunk main and this is capable of catering for future developments in the area. There are no particular constraints in terms of supplying water to future development within the LAP lands, which will not result in any direct or indirect impacts on the Natura 2000 sites.

Increased development will lead to more sewage and potentially the addition of nutrients resulting in changes to the quality of water bodies to which the treated effluent is ultimately discharged. Treated effluent from Rivermeade village WWTP discharges to the Ward River which discharges into Malahide Estuary SAC and SPA, approximately 6km downstream. Provisions will be included in the LAP to ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 site.

In addition, a key priority for the Planning Authority is the need to ensure that there is no adverse impact on the water quality of the Ward River. The proposed replacement of the existing wastewater treatment plant with a pump house which will pump sewage to the Swords wastewater treatment plant will result in a major improvement to the water quality in the Ward River downstream of the present discharge point, which would result in a positive indirect impact on the Malahide Estuary SAC and SPA.

2.5.2 Cumulative and in Combination Impacts

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

- Garristown Village LAP;
- Oldtown Village LAP;
- The Naul LAP;
- Balscadden LAP;
- Fosterstown LAP;

- Fingal County Development Plan 20011-2017;
- Eastern RBD Management Plan;
- Water Services Investment Programme;
- IPPC Programme;
- Local Authority Discharge;
- Groundwater Pollution Reduction Programmes;
- Surface Water Pollution Reduction Programmes;
- Shellfish Waters Pollution Reduction Plan; and
- Flood Risk Management Plans.

The Ward River forms a pathway for water quality issues to impact indirectly on the downstream Natura 2000 sites (i.e. Malahide Estuary SAC and SPA). However, the proposed replacement of the existing wastewater treatment plant with a pump house, which will pump sewage to the Swords wastewater treatment plant will result in a major improvement to the water quality in the Ward River, which would result in a positive indirect impact on the Malahide Estuary SAC and SPA downstream.

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

2.5.3 Likely Changes to the Site

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

Table 2.3: Likely Changes to Natura 2000 Sites

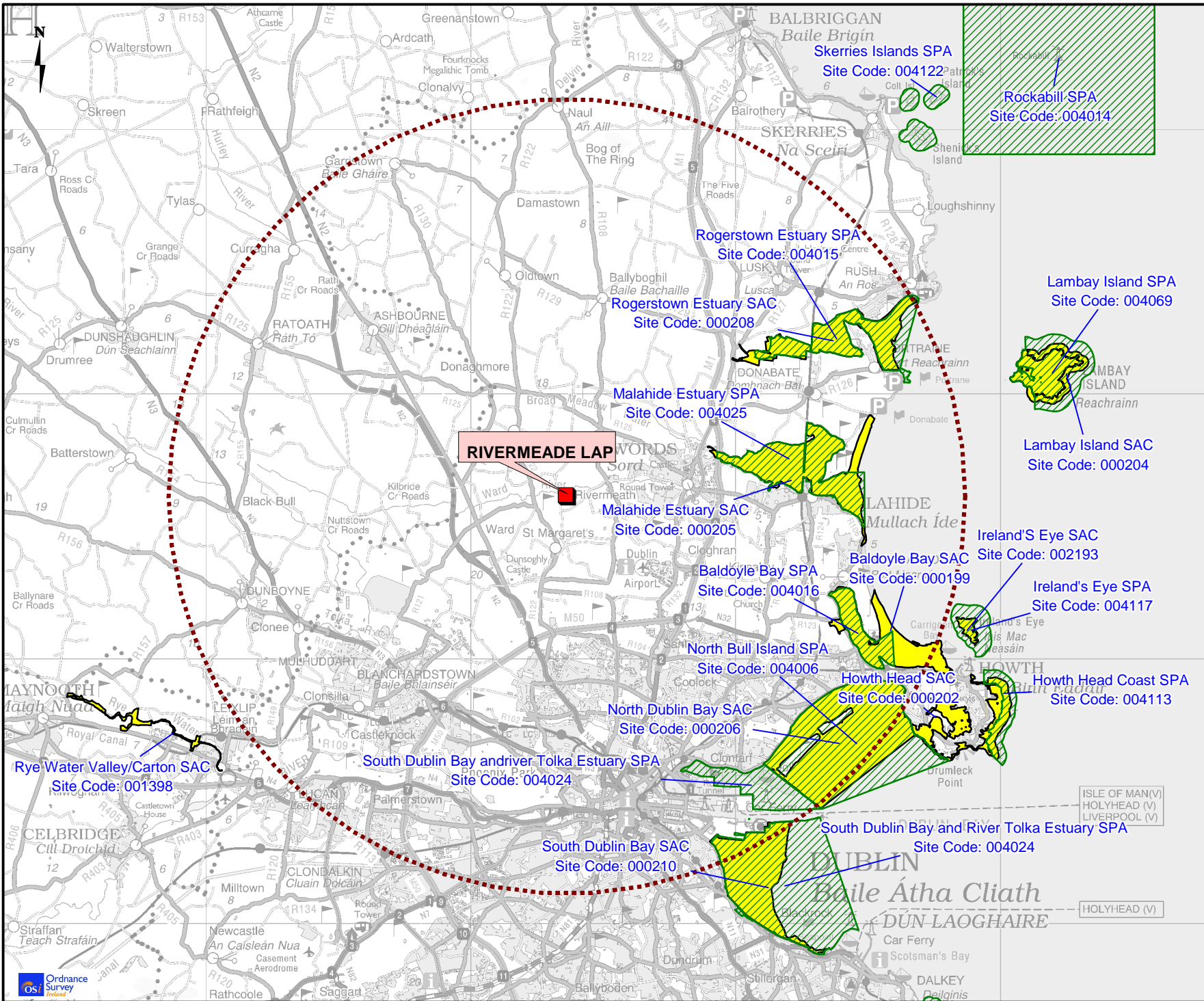
Site Name	Reduction of Habitat Area	Disturbance to Key Species	Habitat or Species Fragmentation	Reduction in Species Density	Changes in Key Indicators of Conservation Value (Water Quality Etc.)	Climate Change
Rogerstown Estuary SAC	None	N/A	None	None	None	N/A
Malahide Estuary SAC	None	N/A	None	None	None	N/A
Baldoyle Bay SAC	None	N/A	None	None	None	N/A
North Dublin Bay SAC	None	N/A	None	None	None	N/A
South Dublin Bay SAC	None	N/A	None	None	None	N/A
Rogerstown Estuary SPA	None	None	None	None	None	N/A
Malahide Estuary SPA	None	None	None	None	None	N/A
Baldoyle Bay SPA	None	None	None	None	None	N/A
North Bull Island SPA	None	None	None	None	None	N/A
South Dublin Bay and	None	None	None	None	None	N/A

River Tolka Estuary SPA						
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2.5.4 Elements of the Plan Where the Impacts are Likely to be Significant

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


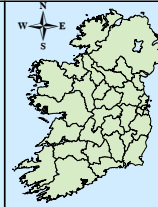
Therefore, it is envisaged that no elements of the LAP are likely to cause significant impacts on Natura 2000 sites.




Legend

- Site Location
- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)
- Buffer 15 km

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

Client



Comhairle Contae Fhine Gall
Fingal County Council


Project

Appropriate Assessment Screening for Rivermeade LAP

Title

Natura 200 Designated Areas

Figure 2.1



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Notes

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2. All levels are referred to Ordnance Datum, Malin Head.
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3 SCREENING CONCLUSIONS AND STATEMENT

The likely impacts that will arise from the LAP have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. None of the sites within 15km of the plan area will be adversely affected. A Finding of No Significant Effects Matrix has been completed and is presented in Section 4 of this screening statement.

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

4 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

Name of project or plan	Rivermeade LAP
Name and location of Natura 2000 site	Rogerstown Estuary SAC; Malahide Estuary SAC; Baldoyle Bay SAC; North Dublin Bay SAC; South Dublin Bay SAC; Rogerstown Estuary SPA; Malahide Estuary SPA; Baldoyle Bay SPA; North Bull Island SPA; and South Dublin Bay and River Tolka Estuary SPA.
Description of the project or plan	<p>The LAP sets out the optimal development strategy for the future development of an area of approximately 41 hectares, which has 175 existing houses and a population of circa 600.</p> <p>The Vision Statement for the Village is as follows: <i>'To promote the renewal of Rivermeade as an attractive and vibrant village, ensuring its sustainable expansion and development at a level appropriate to and integrated with the existing settlement, to meet the housing ,socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and developing the village's distinctive character, amenity and local identity.'</i></p> <p>There are 175 houses in Rivermeade together with a school, small shop and community facility. Future development will comprise mainly residential development together with small scale local shops, services, employment space, and additional recreational facilities. Development of the LAP lands could potentially yield in the long term approximately 139 additional residential units and a projected additional population of circa 400 persons, increasing the population of Rivermeade in the long term to circa 1000 persons.</p> <p>The level of development proposed is unlikely to be developed over the lifetime of this LAP (6 years or any extended period) but the LAP outlines the optimal sustainable development strategy for the village over a longer time period in tandem with the timely delivery of the necessary physical infrastructure, in particular improvements to water services and roads.</p> <p>A Village Development Framework Plan and Design Guidance [VDFFP] for Rivermeade has been prepared and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFFP. The VDFFP forms</p>

	<p>the blueprint for the future development of the LAP lands. The framework plan represents a long term strategy to achieve the sustainable development of the village, with a diversity of uses whilst ensuring a balance between the protection and development of the natural and built environment.</p> <p>Key Elements of the Plan</p> <p>Key elements in the development strategy for the subject lands are as follows:</p> <ul style="list-style-type: none"> • Development areas: providing for 11 Development areas; • Village Development Framework Plan and Design Guidance [VDFP]: requiring that all development proposals shall have regard to the guidelines set out in the VDFP; • Local services: providing for a new village centre which will accommodate local retail and other services including new businesses; • Existing residential amenities: ensuring the protection of the residential amenities of existing housing by minimising visual intrusion, overlooking and overshadowing; • Public open space and recreation: providing for extended public open space areas and improved recreational facilities; • Trees and hedgerows: providing for the retention of trees and hedgerows of amenity value; • Road improvements: providing for improvements in the road network serving Rivermeade in conjunction with new development; • Low Carbon Community: promoting the development of this village as a Low Carbon Community; • Foul drainage: Prohibiting any development within the LAP lands until such time as the capacity of Swords WWTP is expanded and the Toberburr pumping station is built, and connected by pipe to Swords WWTP; and • Surface Water Drainage: requiring the LAP lands to be developed in accordance with SUDS principles and in compliance with the 'Greater Dublin Strategic Drainage Study'.
Is the project or plan directly connected with or necessary to the management of the site (provide details)?	No
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	Garristown Village LAP; Oldtown Village LAP; The Naul LAP; Balscadden LAP; Fosterstown LAP; Fingal County Development Plan 2005-2011;

	<p>Eastern RBD Management Plan; Water Services Investment Programme; IPPC Programme; Local Authority Discharge; Groundwater Pollution Reduction Programmes; Surface Water Pollution Reduction Programmes; Shellfish Waters Pollution Reduction Plan; and Flood Risk Management Plans.</p>
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.	The proposed development is not likely to affect Natura 2000 sites.
Explain why these effects are not considered significant.	<p>No Natura 2000 site lie within the boundaries of the LAP lands, therefore no direct impacts will occur through landtake or fragmentation of habitats. In addition, the LAP lands of Rivermeade village are approximately 6km from the nearest Natura 2000 site (Malahide Estuary SAC and SPA). Therefore, no impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the LAP's policies.</p> <p>Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water for Rivermeade village comes from a trunk main and this is capable of catering for future developments in the area. There are no particular constraints in terms of supplying water to future development within the LAP lands, which will not result in any direct or indirect impacts on the Natura 2000 sites.</p> <p>Increased development will lead to more sewage and potentially the addition of nutrients resulting in changes to the quality of water bodies to which the treated effluent is ultimately discharged. Treated effluent from Rivermeade village WWTP discharges to the Ward River which discharges into Malahide Estuary SAC and SPA, approximately 6km downstream. Provisions will be included in the LAP to ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 site.</p> <p>In addition, a key priority for the Planning Authority is the need to ensure that there is no adverse impact on the water quality of the Ward River. The proposed replacement of the existing wastewater treatment plant with a pump house which will pump sewage to the Swords wastewater treatment plant will result in a major improvement to the water quality in the Ward River downstream of the present discharge point, which would result in a positive indirect impact on the Malahide Estuary SAC and SPA.</p>

List of agencies consulted: provide contact name and telephone or e-mail address.	N/A
Response to consultation.	N/A
Data Collected to Carry Out the Assessment	
Who carried out the assessment?	RPS
Sources of data	NPWS database Information from Fingal Water Services
Level of assessment completed	Desktop
Where can the full results of the assessment be accessed and viewed?	Fingal County Council Planning Department
Overall Conclusion	Stage 1 Screening indicates that the proposed LAP will not have a significant negative impact on the Natura 2000 network. Therefore, a Stage 2 'Appropriate Assessment' under Article 6(3) of the Habitats Directive 92/43/EEC is not required.