



Comhairle Contae Fhine Gall
Fingal County Council

Ballyboghil Local Area Plan

Screening for Appropriate Assessment

February 2012

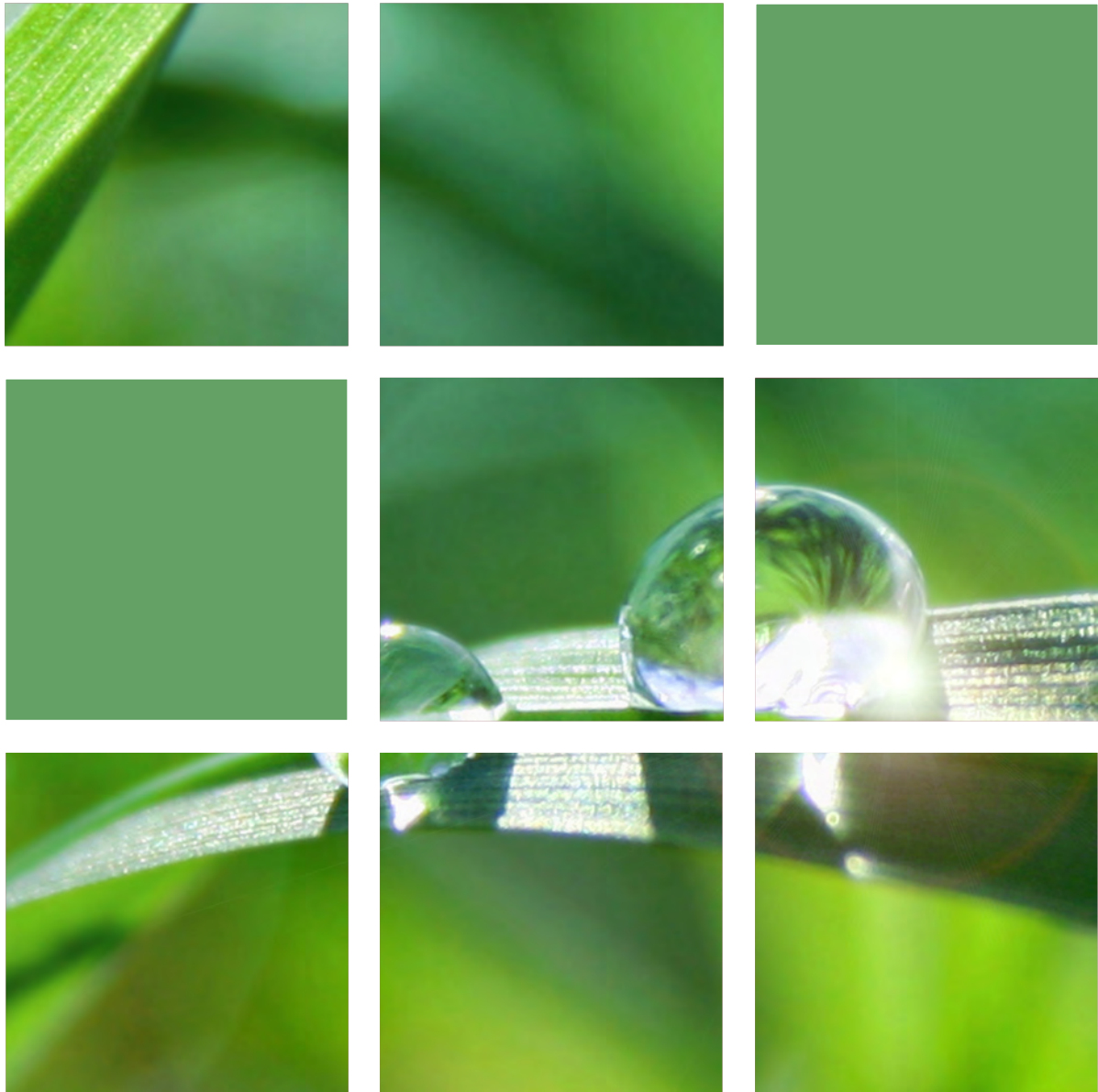


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1 INTRODUCTION

1.1 BACKGROUND

This report comprises information in support of screening for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) of the Local Area Plan (LAP) for Ballyboghil village in North 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 BALLYBOGHIL VILLAGE LOCAL AREA PLAN

Fingal County Council is preparing a draft Local Area Plan for Ballyboghil village, in the north of the county. The village is zoned RV settlement under the 2011-2017 Fingal 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 and built 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 Ballyboghil 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 THE PLAN

Fingal County Council is preparing a draft Local Area Plan (LAP) for the village of Ballyboghil, a small rural village located approximately 20km north of Dublin City Centre and 8km north of Swords.

The LAP sets out the optimal development strategy for the future development of an area of approximately 56 hectares which currently has a population of circa 360.

The Vision Statement for the Village is as follows:

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

Future development will comprise mainly residential development and small scale local shops and services in the village centre.

There are circa 105 residential units in the village which has a current population of around 360 persons. The likely long term number of additional residential units within the LAP lands is circa 200 increasing the total number of units in the village to circa 300 and the population of the village to circa 900 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 the improvements to water services.

A Village Development Framework Plan and Design Guidance (VDFP) for Ballyboghil has been prepared and will form part of the LAP. All development proposals shall have regard to the guidelines set out in the VDFP. The VDFP forms the blueprint for the future development of the LAP lands. 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 12 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;
- Employment uses: providing for the retention and expansion of employment uses within the village;
- Local Services: providing for the development of additional retail and commercial services within the village centre at a level appropriate to serve the residents of Ballyboghil and its rural hinterland;
- Existing residential amenities: ensuring the protection of the residential amenities of existing housing by minimising visual intrusion, overlooking and overshadowing;

- Public open space and recreational : providing for extended and improved recreational facilities including a new village park adjoining the Ballyboghil River west of the bridge and an extended linear park on the east side of the bridge;
- Trees and hedgerows: providing for the retention of trees and hedgerows of amenity value;
- Low Carbon Community: promoting the development of this village as a Low Carbon Community;
- Foul Drainage: No development shall be permitted to proceed in the village, pending the completion of the study to investigate the extent of surface water infiltration into the WWTP and the implementation of the recommended appropriate improvement measures. The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on the receiving water quality; and
- Surface Water Drainage: requiring the LAP lands to be developed in accordance with Sustainable Urban Drainage (SuDS) principles and in compliance with the 'Greater Dublin Strategic Drainage Study'.

Adjacent Zonings

The lands surrounding the village are zoned 'RU' with the objective '*to protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape and the built and cultural heritage*'.

2.2 EXISTING ENVIRONMENT AT THE LAP LANDS

The village is located within the designated *Low Lying Landscape Character Type* in the County Development Plan. This is an area characterised by a mix of pasture and arable farming on low lying land comprising large fields with few tree belts and low roadside hedges and few protected views or prospects. The northern part of village is located in a designated highly sensitive landscape.

The Ballyboghil River flows through the village in west to east direction. The LAP lands are low lying lands.

The LAP lands are characterised by the mature vegetation along the River and the strong vegetative field boundaries. Hedgerows throughout the village contribute strongly to its unique character and charm and link the village with the adjoining agricultural landscape. As well as contributing significantly to the character, setting and amenity of Ballyboghil, they provide important wildlife habitats. It is an objective of this LAP to retain as much of these high quality hedgerows as is practicable in any development proposals.

2.3 FOUL SEWERAGE AND THE WATER SERVICES

Water Supply

A new 300mm diameter Ductile Iron water main has recently been constructed to Ballyboghil, as far as the Cnoc Dubh Development, from a branch off the Swords bypass trunk main. 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.

Foul Drainage

In 2007 an interim upgrade of the Ballyboghil Wastewater Treatment Plant was completed increasing its capacity to cater for a maximum Population Equivalent (PE) of 1000. The existing and proposed population will not exceed approximately 900. The plant receives wastewater from the village environs through a 225mm diameter gravity sewer. Treated effluent is then discharged to the Ballyboghil River.

Currently, surface water infiltrates into the drainage network and the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by Fingal County Council to further investigate the extent of surface water infiltration into the foul network.

Prior to the commencement of any development in the village, the Council will carry out a study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures. No development shall be permitted to proceed in the village, pending the completion of this study to investigate the extent of surface water infiltration into the WWTP and recommend appropriate improvement measures.

New development will only be permitted to connect to the foul drainage network following on from the implementation of the appropriate improvement measures.

Development that would increase demand above the capacity of the WWTP (i.e. PE>1000) will not be permitted until the capacity is increased.

The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on the receiving water quality.

Surface Water and Flooding

There are limited public surface water drainage sewers serving small areas of Ballyboghil at present, however the surface water drainage system does not have spare capacity. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the Ballyboghil River through a series of drainage ditches and culverts and also infiltrates to the WWTP, particularly at times of heavy rainfall.

In order to reduce surface water run-off and to minimise the risk of flooding, the LAP lands shall be developed in accordance with SuDS principles and in compliance with the 'Greater Dublin Strategic Drainage Study'. The Ballyboghil River traverses the LAP lands. Culverting of this river shall not be allowed. The river shall be retained within a riparian corridor. This riparian corridor shall widen out into proposed public open space areas.

A storm water management system, following the principle of SuDS and in compliance with the 'Greater Dublin Strategic Drainage Study' shall be incorporated into all new developments to minimise the storm water run off and the risk of water pollution. To mimic natural catchment processes as closely as possible, a "treatment train" approach is required. The storm water management plan should comprise of a series of features which incrementally reduce pollution, flow rates and volumes of runoff.

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 River Ballyboghil crosses through Ballyboghil village. There are historical incidents of fluvial flooding in the village around the Ballyboghil Bridge. This 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 the 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.

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 Ballyboghil River flows through the village of Ballyboghil, and eastwards before entering the Rogerstown Estuary. The proposed development lands at Ballyboghil are located within the Ballyboghil Water Management Unit (WMU). The Ballyboghil WMU has been assigned ‘poor’ status by the EPA under the Water Framework Directive. The Rogerstown Estuary has been designated as ‘moderate status’ by the EPA under the Water Framework Directive. The onus is on Fingal County Council to ‘restore’ any water bodies in this WMU to ‘good status’ by 2015.

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. Each local authority must implement this Programme of Measures. The full Programme of Measures document is available at www.erbd.ie. The LAP will include 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 Ballyboghil village.

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 Ballyboghil Village

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>Glaucopuccinellietalia 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>Glaucopuccinellietalia 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>Glaucopuccinellietalia maritima</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410].	-

Table 2.2: SPAs within 15km of Ballyboghil Village

Site Code	Site Name	Qualifying Feature
004158	River Nanny Estuary and Shore SPA	To maintain or restore the favourable conservation conditions of the bird species listed as Special Conservation Interests for this SPA: Golden Plover, Oystercatcher, Ringed Plover, Knot, Sanderling, Herring Gull, Wetland & Waterbirds.
004122	Skerries Islands 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, Cormorant, Shag, Herring Gull, Purple Sandpiper and Turnstone.
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

Site Code	Site Name	Qualifying Feature
		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

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 eight sites in all, three 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 Ballyboghil village are approximately 6.0km from the nearest Natura 2000 site (Rogerstown Estuary SAC and SPA). Therefore, no impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the LAP's policies.

Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water for Ballyboghil village comes from a branch off the Swords bypass 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 Ballyboghil village WWTP discharges to the Ballyboghil River which discharges into Rogerstown Estuary SAC and SPA, approximately 6.0km 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.

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 eight 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.

Treated effluent from both Ballyboghil Village and Oldtown Village is discharged to the Ballyboghil River which discharges into Rogerstown Estuary SAC and SPA. Provisions will be included in both the Ballyboghil Village LAP and the Oldtown Village LAP to ensure that sewage will be treated to an appropriate standard such that it will not impact on receiving waters, individually or in combination, and therefore, will not result in any indirect impacts on the Natura 2000 sites.

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.

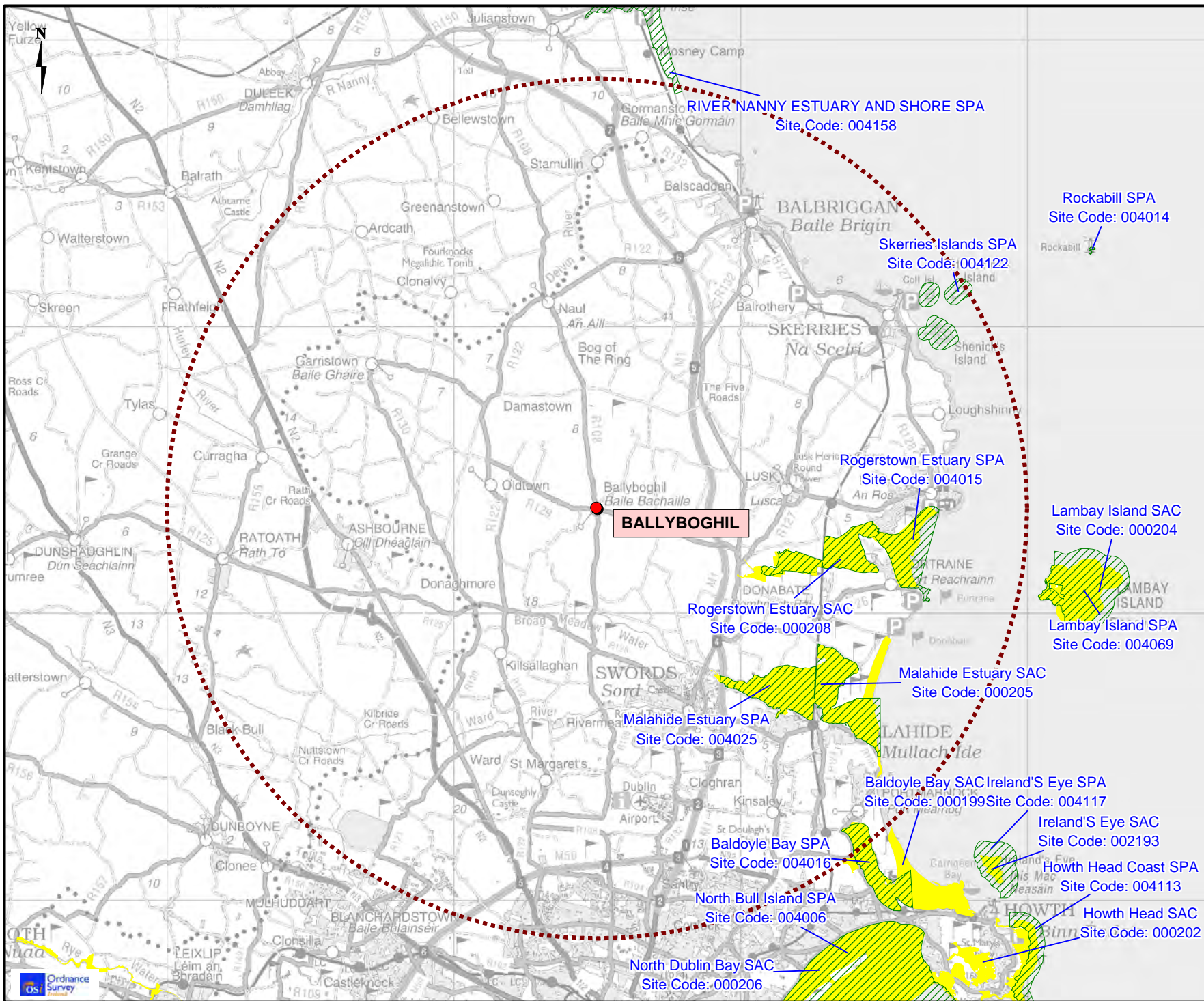
Table 2.3: Likely Changes to Natura 2000 Sites

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
River Nanny Estuary and Shore SPA	None	None	None	None	None	N/A
Skerries Islands SPA	None	None	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

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 Ballyboghil village which may cause additional load on waste water treatment systems, however, future development will not be permitted without adequate waste water treatment systems being put in place.

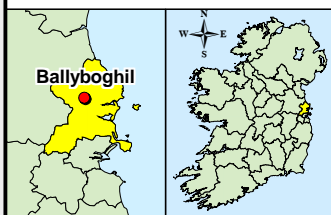
Therefore, it is envisaged that no elements of the LAP are likely to cause significant impacts on Natura 2000 sites.



Legend

- Town
- Special Areas of Conservation (SACs)
- Special Protection Areas (SPAs)

Data Source:
National Parks and Wildlife Service (NPWS).
The data of SACs, SPAs
was last updated on the 17/09/2010.



Client
Appropriate Assessment Screening for North Fingal Villages

Title
Natura 2000 Designated Areas

Figure 2.1

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Date: 11/07/2010		

Notes

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3 SCREENING CONCLUSIONS AND STATEMENT

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

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

4 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

Name of project or plan	Ballyboghil Local Area Plan
Name and location of Natura 2000 site	Rogerstown Estuary SAC; Malahide Estuary SAC; Baldoyle Bay SAC; River Nanny Estuary and Shore SPA; Skerries Islands SPA; Rogerstown Estuary SPA; Malahide Estuary SPA; and Baldoyle Bay SPA.
Description of the project or plan	<p>Fingal County Council is preparing a draft Local Area Plan for Ballyboghil village, in the north of the county. The village is zoned RV settlement under the 2011-2017 Fingal County Development Plan.</p> <p>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.'</p> <p>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.</p> <p>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.</p> <p>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 and built heritage, employment opportunities, retail/commercial, public open space and recreation, community and social facilities, vehicular and pedestrian access and Infrastructural requirements.</p> <p>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 Ballyboghil village.</p>
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; 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 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 Ballyboghil village are approximately 6.0km from the nearest Natura 2000 site (Rogerstown Estuary SAC and SPA). Therefore, no impacts through direct disturbance of habitats and species will occur from development occurring through the implementation of the LAP's policies.</p> <p>Increased development and construction of residential and commercial units will lead to increased demand for potable water and increased pressure on existing and future waste water treatment systems. Water for Ballyboghil village comes from a branch off the Swords bypass 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 Ballyboghil village WWTP discharges to the Ballyboghil River which discharges into Rogerstown Estuary SAC and SPA, approximately 6.0km 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>
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	Fingal County Council Planning Department

accessed and viewed?	
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.