



Comhairle Contae Fhine Gall
Fingal County Council

The Naul Local Area Plan

Natura Impact Report

January 2011

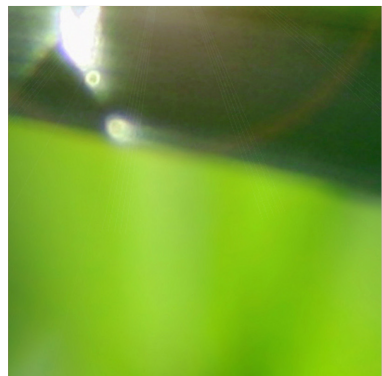
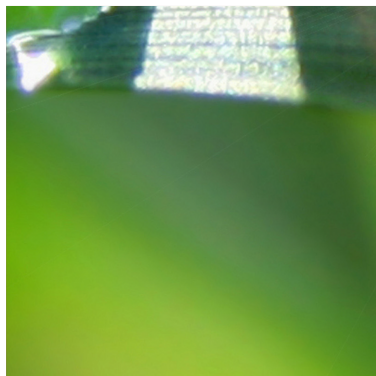
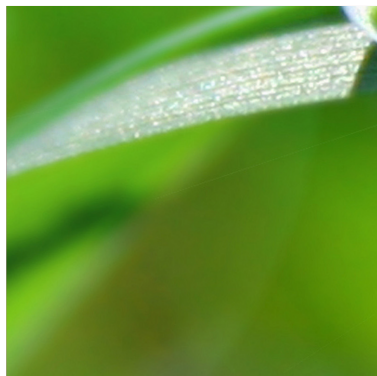
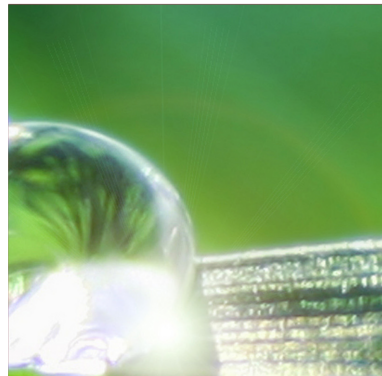
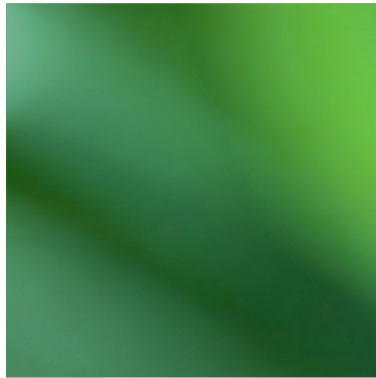
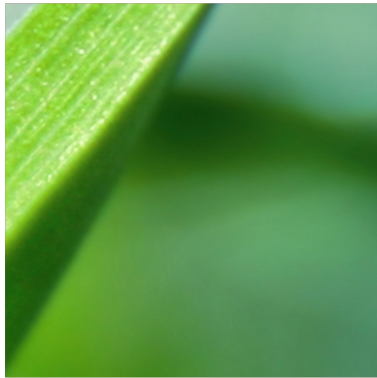


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1 INTRODUCTION

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 The Naul in North Fingal zoned RV1 in the 2005-2011 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* (February 2010) from the Department of the Environment, Heritage and Local Government.

1.2 THE NAUL VILLAGE LOCAL AREA PLAN

Fingal County Council is currently in the initial stages of reviewing the Local Area Plan for The Naul, in the north of the county. The village is zoned RV1 settlement under the 2005-2011 Fingal County Development Plan.

This zoning objective seeks: 'To protect the special character of rural villages and provide for improved village facilities and local needs housing in accordance with approved local area plan and infrastructure provision.'

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 a framework for the development of the village with the emphasis on proper planning and sustainable development. It includes measures for the protection of the environment and the economic, social and cultural 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, Employment Opportunities, Retail/Commercial, Tourism, Education and Community, Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.

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 special character of The Naul.

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.

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.

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

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* (February 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

The Naul is a small rural village in the very north of Fingal, bounded to the north by the River Delvin which forms the boundary to County Meath. It is located 30km north of Dublin at the crossroads of the R108, the historic Dublin to Drogheda road, and the R122 which links Finglas to Balbriggan and intersects the M1 motorway, now the main arterial route to Dublin. The village is set in the scenic Roche Valley. The River Delvin rises close by to the southwest of the village and flows in a north-easterly direction, entering the Irish Sea close to Balbriggan. Steep and rocky outcrops on either side of the river give The Naul its name, derived from the Irish word for “The Cliff”.

The LAP considers the future development of an area of approximately 30 hectares around the village, which currently it has a population of approximately 380 persons. The LAP sets out the framework for the optimal development of The Naul with a vision statement as follows:

‘To promote The Naul 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.’

The Plan aims to:

- strengthen and consolidate the built form of the village;
- Provide for a viable housing alternative to the open countryside for members of the rural community;
- Promote the provision of a choice of dwelling types, tenure and size to reflect the diversity of needs in the expanding community;
- Ensure that developers shall take suitable and adequate measures to minimise adverse impacts including noise, dust and traffic during construction phases
- To provide a strong set of general design guidelines and objectives for development in the village;
- To provide a specific set of design objectives, guidelines and principles relating to specific sites and areas within the village boundary;
- Ensure that new development is physically, visually and functionally integrated with and compliments the character of the existing village;
- To ensure that all new development is subject to strict development control standards to ensure the protection of existing residential and public amenities and the enhancement the village character;
- Facilitate and promote appropriate employment opportunities in the village;
- Co-operate with Fingal LEADER Partnership Company and all State Agencies to encourage local employment in the village;
- Sustain and augment existing commercial and community services and facilities in the village;
- Promote the provision of additional retail, service, healthcare, recreational and community facilities at appropriate specified locations only and at a level appropriate to meet the demands of the expanding population;
- Provide for a mix of commercial and retail opportunities;
- Facilitate and co-operate with community and educational organisations in the provision of services for the community and the provision of sports and recreational facilities;
- Develop and maximise the tourism potential of The Naul by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operation with the relevant bodies in the marketing and promotion of tourism in the area;

- Ensure that the natural heritage of the area is protected and enhanced;
- Promote and develop opportunities for biodiversity;
- Promote and implement sustainable urban drainage solutions within the LAP lands;
- Retain and protect significant trees, hedgerows, groups of trees and water courses within the LAP;
- To encourage and facilitate environmental improvements to the physical fabric of the village;
- Ensure that the archaeological and built heritage is protected;
- Promote the conservation, enhancement, public access and enjoyment of the archaeological, natural and built heritage as important elements in the long-term economic development of the village;
- Protect and enhance existing recreational facilities and amenities;
- Provide for the development of additional open space areas and recreational facilities to meet the recreational needs of residents and to act as a visitor attraction;
- Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes;
- Provide passive supervision to new open spaces;
- Promote proper planning and sustainable development, the use of renewable energy systems and energy conservation measures in buildings;
- Promote principles of sustainable neighbourhood design in new housing areas;
- Promote well-designed quality residential development;
- Provide for a high quality sustainable environment with a high degree of legibility and permeability for cyclists and pedestrians;
- To provide improvements to the existing physical infrastructure/services serving the village; and
- To protect and improve the water quality of the Delvin river and ground water quality.

In total this LAP identifies 12 no. development areas within the village, proposing a mix of uses, from residential to commercial, employment, cultural and amenity. Circa 66 no. additional residential units are proposed within the village boundary. Currently there are a total of 180 housing units in the village (142 of which are occupied), resulting in a total number existing and proposed dwellings in The Naul of c.246 units (resulting c.700 population over time).

The Village Development Framework Plan forms the blueprint for the future development of these areas. This framework promotes the best conservation practice with innovative architectural solutions for the overall development of the village. 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.

Development Area 1

This is a key development site in the heart of the village adjacent to the Seamus Ennis Cultural Centre and linking to Delvin Banks. The site is owned predominantly by the Council, with a small area in private ownership. A new civic/recreational building, extending the capacity of the SEC Centre and a children's/elders playground and village parking are proposed for this area. Limited commercial/retail development will be considered in within this development area together with the reuse of the existing courtyard outbuildings as residential accommodation for visiting musicians and other artists. The development of this site will also afford an opportunity to development a pedestrian link from Delvin Banks to the Main Street, avoiding the Balbriggan Road.

Development Areas 2, 3, 4 6, 7, 8, 9 and 12

These areas are indicated for residential development at varying densities from 3 -15 units per hectare. The LAP stipulates development parameters for each of these areas. It is considered that all residential areas, with the exception of Area 4 could be considered for the development of Private Serviced Sites.

Development Area 5

This area is proposed as a local employment zone, facilitating sustainable enterprise/ leisure/ /tourism and other appropriate commercial uses. Permission has been granted within this development area for a 60 bed nursing home. A community garden is also proposed within this development area.

Development Area 10

This area serves an important function at the northern end of The Square. It contains two vernacular dwellings, one a two storey and the other a single storey “long cottage” which help to give sense of enclosure to The Square. It proposed to retain these two important buildings. It is also proposed to locate a public carpark at the eastern side of this development area. This carpark would serve the graveyard, alleviate on-street parking in the village, provide parking for the proposed The Naul Park and additional parking for the Seamus Ennis Centre.

Development Area 11 - The Naul Park

This development area is proposed as a public park-The Naul Park, a 4.5 acre park to be acquired by the Council over time, in consultation with the landowner and developed for the enjoyment of both locals and visitors alike.

2.2 EXISTING ENVIRONMENT AT THE LAP LANDS

The Naul is located in an elevated predominantly agricultural landscape. The village and its hinterland are located in a high lying agricultural character area, an area characterised by important visual ridges with views over wide areas of Fingal and Meath, known as the The Naul Hills. The character of the uplands is very attractive with a mixture of pastoral and arable farming combined with strong hedgerows on a rolling topography.

A major element of the Fingal Biodiversity Plan 2010-2015 is the development of the Fingal Ecological Network. The River Delvin flows north of the village, forming the county boundary with Co. Meath. This river shall be protected and maintained for its biodiversity and amenity value including surface water management. In this regard, a riparian corridor shall be established along the river, free from new development and shall incorporate 30 metres minimum on its southern banks. (Its northern bank is within Co. Meath).

2.3 FOUL SEWERAGE AND THE WATER SERVICES

Water Supply

Water policy must have regard to the requirements of the Water Framework Directive (WFD) 2000, the EU Drinking Water Regulations 2007 and the Ground Water Protection study and mapping produced by the Geological Survey of Ireland displaying the ground water characteristics of the County.

The Naul village and its surroundings are served by a 4inch Asbestos Concrete water main from the Hollywood Reservoir. The future needs of The Naul are being examined as part of the Balbriggan Water Supply Scheme. Single houses and small commercial developments may continue to connect to the public water supply, however medium to large scale developments in the area will be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council.

Foul Drainage

The Council aims to protect the environment including local water bodies by ensuring adequate collection, treatment and discharge of domestic, industrial and other wastewater in The Naul, in accordance with the Urban Waste Water Directive. In addition, it aims to anticipate and provide for future demands in the area whilst continuing to protect the environment.

Currently there is insufficient capacity in The Naul Wastewater Treatment Plant to cater for the proposed level of development. The Council are undertaking to carry out interim upgrade works to facilitate development of lands within the boundaries of the local area plan.

In addition to the insufficient treatment capacity of the WWTP, surface water infiltrates into the WWTP, at times of heavy rainfall. It is proposed that a study will be undertaken by FCC to further investigate the extent of surface water infiltration into the foul network.

No development shall be permitted to proceed in the village, pending the interim upgrade of the WWTP to cater for 1,000p.e. and the completion of a study to investigate the extent of surface water infiltration into the WWTP. Such a study shall provide recommendations of appropriate improvement measures. New development will only be permitted to connect to the foul drainage network following on from the implementation of the interim upgrade works and appropriate improvement measures to the WWTP. The key consideration for the Planning Authority will be the need to ensure that there is no adverse impact on receiving water quality.

Surface Water and Flooding

There are no public surface water drainage sewers in The Naul. The majority of runoff from hard standing areas either infiltrates to ground through private soakaways or is discharged to the River Delvin through a series of drainage ditches and culverts. Surface water also infiltrates to the WWTP, particularly at times of heavy rainfall.

To reduce surface water run-off and to minimise the risk of flooding to the Plan area and in surrounding areas, the Sustainable Drainage Systems (SuDS) outlined in the Greater Dublin Strategic Drainage Study (GDSDS) will be implemented.

The LAP advocates this philosophy of SuDS, incorporating a range of water management functions and associated SuDS techniques. These include the proposed open spaces and playing fields and the riparian corridor along the Delvin river. The use of open space and landscape features for the purposes of water infiltration (source control), detention/attenuation (source and site control) and/or conveyance (site control) will underpin the effectiveness of the sustainable drainage system promoting a sustainable approach to the management of water resources in the development of the plan area.

Sustainable drainage is a mandatory requirement for all new developments with the onus on the developer to undertake the necessary technical investigations to inform the design, implementation and maintenance of appropriate SuDS techniques.

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 Naul. The qualifying features for each site have been obtained through a review of the SAC Datasheets and Conservation Objectives available from the NPWS.

Table 2.1: SACs within 15km of The Naul

Site Code	Site Name	Qualifying Habitats	Qualifying Species
002299	River Boyne and River Blackwater SAC	Alkaline fens; and Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae).	Salmon (<i>Salmo salar</i>); River Lamprey (<i>Lampetra fluviatilis</i>); and Otter (<i>Lutra lutra</i>).
001957	Boyne Coast and Estuary SAC	Fixed coastal dunes with herbaceous vegetation (grey dunes); Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Estuaries; Mudflats and sandflats not covered by seawater at low tide; <i>Salicornia</i> and other annuals colonizing mud and sand; Atlantic salt meadows (Glauco-Puccinellietalia maritimae); Mediterranean salt meadows (<i>Juncetalia maritimi</i>); and <i>Spartina</i> swards (<i>Spartinion maritimae</i>).	-
000208	Rogerstown Estuary SAC	Estuaries; Mudflats and sandflats not covered by seawater at low tide; <i>Salicornia</i> and other annuals colonizing mud and sand; Mediterranean salt meadows (<i>Juncetalia maritimi</i>);- Fixed coastal dunes with herbaceous vegetation (grey dunes); Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); and Atlantic salt meadows (Glauco-Puccinellietalia maritimae).	-
000205	Malahide Estuary SAC	Fixed coastal dunes with herbaceous vegetation (grey dunes); Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Mudflats and sandflats not covered by seawater at low tide; <i>Salicornia</i> and other annuals colonizing mud and sand; Atlantic salt meadows (Glauco-Puccinellietalia maritimae); Mediterranean salt meadows (<i>Juncetalia maritimi</i>); and <i>Spartina</i> swards (<i>Spartinion maritimae</i>).	-

Table 2.2: SPAs within 15km of The Naul

Site Code	Site Name	Qualifying Feature
004080	Boyne Estuary SPA	To maintain the special conservation interests for this SPA at favourable conservation status for: Shelduck, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Knot, Sanderling, Black-tailed Godwit, Redshank, Turnstone, Little Tern, Wetland & Waterbirds.
004158	River Nanny Estuary and Shore SPA	To maintain the special conservation interests for this SPA at favourable conservation status for: Golden Plover, Oystercatcher, Ringed Plover, Knot, Sanderling, Herring Gull, Wetland & Waterbirds.
004122	Skerries Islands SPA	To maintain the special conservation interests for this SPA at favourable conservation status for: Light-bellied Brent Goose, Cormorant, Shag, Herring Gull, Purple Sandpiper and Turnstone.
004015	Rogerstown Estuary SPA	To maintain the special conservation interests for this SPA at favourable conservation status for: Light-bellied Brent Goose, Greylag Goose, Shelduck, Shoveler, Oystercatcher, Ringed Plover, Grey Plover, Knot, Dunlin, Redshank, Black-tailed Godwit, Wetland & Waterbirds.
004025	Broadmeadow/Swords Estuary SPA	To maintain the special conservation interests for this SPA at favourable conservation status for: Light-bellied Brent Goose, Shelduck, Pintail, Goldeneye, Red-breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Knot, Dunlin, Black-tailed Godwit, Redshank, Wetland & Waterbirds

2.5 CONSERVATION OBJECTIVES OF THE NATURA 2000 SITES

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 cSAC as set out above. Once each site has been designated, it is required that a management plan should be put in place for the site which sets out the objectives for the site in order to maintain the favourable conservation status of these qualifying features and prevent in as far as possible threats and impacts on these habitats and species.

2.5.1 Conservation Objectives of the SACs

In the absence of a NPWS Management Plan for these sites to date, the following general draft conservation objectives are set out for the SACs, available from the NPWS:

Objective 1: To maintain the Annex I habitats for which the SAC has been selected at favourable conservation status;

Objective 2: To maintain the Annex II species for which the SAC has been selected at favourable conservation status;

Objective 3: To maintain the extent, species richness and biodiversity of the entire site; and

Objective 4: To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

2.5.2 Conservation Objectives of SPAs

Draft conservation objectives for SPAs are available from NPWS (see **Table 2.2**). The main conservation objective for SPAs is to maintain the special conservation interests for the SPA at favourable conservation status.

2.6 ASSESSMENT CRITERIA

2.6.1 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 nine sites in all, four SACs and five SPA. No Natura 2000 sites 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 The Naul are approximately 8.5km from the nearest Natura 2000 site (River Nanny Estuary and Shore 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 The Naul comes from Hollywood Reservoir and future needs are being examined as part of the Balbriggan Water Supply Scheme. Single houses and small commercial developments may continue to connect to the public water supply, however medium to large scale developments in the area will be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council. The upgrade of the water supply to the village will result in an efficient supply to cater for future development needs as they arise over the lifespan of this LAP, 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 The Naul WWTP discharges to the River Delvin which flows into a bay adjacent to the River Nanny and Shore SPA. 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.

2.6.2 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 nine Natura 2000 sites. Other plans and projects specific to the three relevant Natura 2000 sites are the following:

- Garristown Village LAP;
- Oldtown Village LAP;
- Ballyboghil 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;
- The Eastern Regional Fisheries Board- Strategic Plan 2007-2011; and
- Flood Risk Management Plans.

Treated effluent from both The Naul Village and Garristown Village is discharged to the Delvin River which flows into a bay adjacent to the River Nanny and Shore SPA. Provisions will be included in both the Naul Village LAP and the Garristown 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 site.

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 three 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.

2.6.3 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.

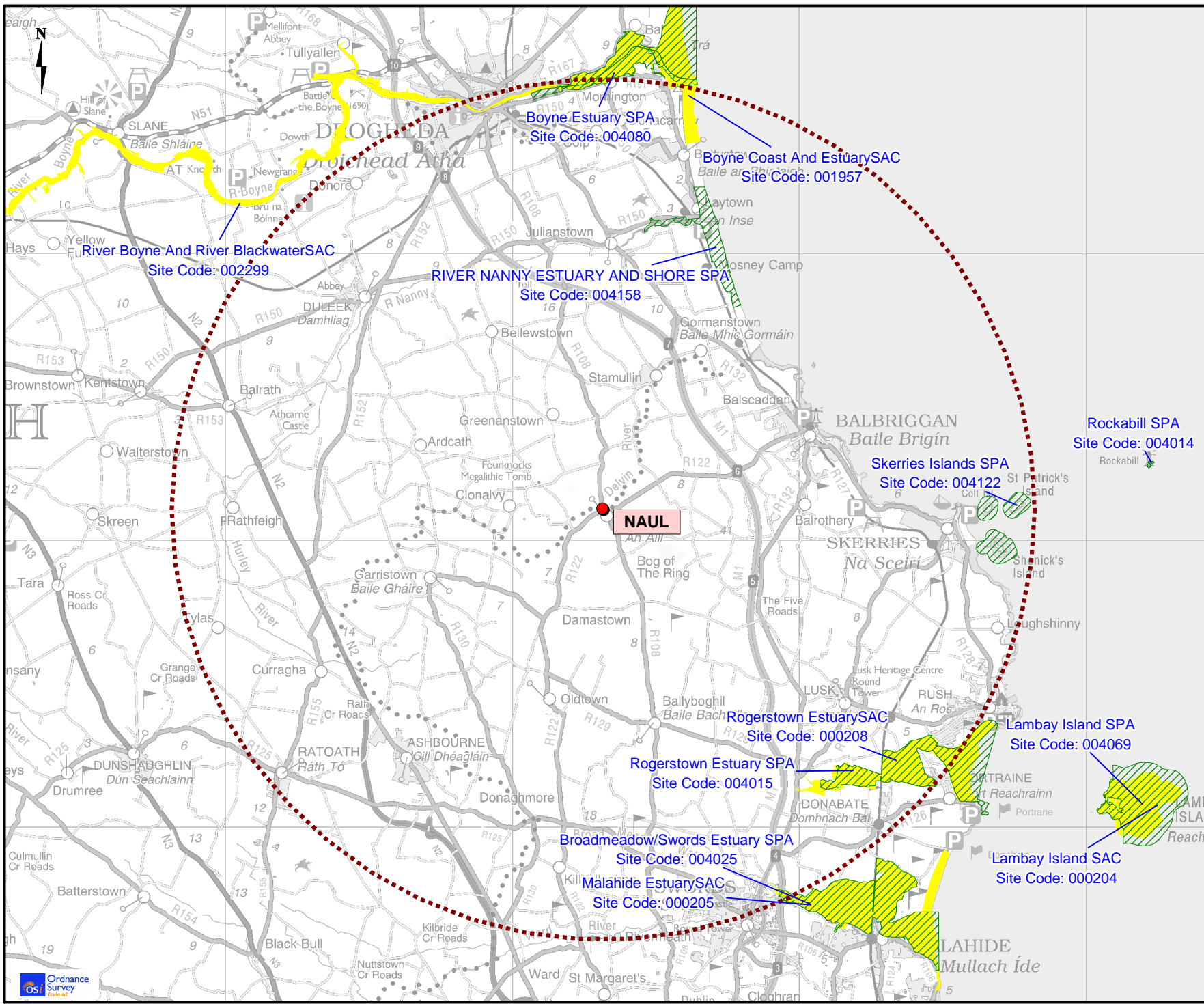
Table 2.3: Likely Changes to Natura 2000 Sites

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
River Boyne and River Blackwater SAC	None	None	None	None	None	N/A
Boyne Coast and Estuary SAC	None	N/A	None	None	None	N/A
Rogerstown Estuary SAC	None	N/A	None	None	None	N/A
Malahide Estuary SAC	None	N/A	None	None	None	N/A
Boyne Estuary SPA	None	None	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
Broadmeadow/Swords Estuary SPA	None	None	None	None	None	N/A

2.6.4 Elements of the Plan Where the Impacts are Likely to be Significant

The development of these lands could potentially yield additional residential units within The Naul 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

 Comhairle Contae Fhine Gall
 Fingal County Council

Project
 Appropriate Assessment Screening
 for North Fingal Villages

Title
**Natura 2000
 Designated Areas**

Figure 2.1

West Pier Business Campus,
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Issue Details		
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Notes

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3 SCREENING CONCLUSIONS AND STATEMENT

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

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

4 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

Name of project or plan	The Naul Local Area Plan
Name and location of Natura 2000 site	River Boyne and River Blackwater SAC; Boyne Coast and Estuary SAC; Rogerstown Estuary SAC; Malahide Estuary SAC; Boyne Estuary SPA; River Nanny Estuary and Shore SPA; Skerries Islands SPA; Rogerstown Estuary SPA; and Broadmeadow/Swords Estuary SPA.
Description of the project or plan	<p>Fingal County Council is currently in the initial stages of reviewing the Local Area Plan for The Naul, in the north of the county. The village is zoned RV1 settlement under the 2005-2011 Fingal County Development Plan.</p> <p>This zoning objective seeks: 'To protect the special character of rural villages and provide for improved village facilities and local needs housing in accordance with approved local area plan and infrastructure provision.'</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 a framework for the development of the village with the emphasis on proper planning and sustainable development. It includes measures for the protection of the environment and the economic, social and cultural 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, Employment Opportunities, Retail/Commercial, Tourism, Environment, Heritage, Public Open Space and Recreation, Sustainability, Infrastructure and Services.</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 special character of The Naul.</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	Garristown Village LAP;

with the project or plan being assessed could affect the site (provide details)?	<p>Oldtown Village LAP; Ballyboghil 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; The Eastern Regional Fisheries Board- Strategic Plan 2007-2011; 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 sites 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 The Naul are approximately 8.5km from the nearest Natura 2000 site (River Nanny Estuary and Shore 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 The Naul comes from Hollywood Reservoir and future needs are being examined as part of the Balbriggan Water Supply Scheme. Single houses and small commercial developments may continue to connect to the public water supply, however medium to large scale developments in the area will be required to upgrade sections of the existing network to ensure adequate security of supply as deemed necessary by the Council. The upgrade of the water supply to the village will result in an efficient supply to cater for future development needs as they arise over the lifespan of this LAP, 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 The Naul WWTP discharges to the River Delvin which flows into a bay adjacent to the River Nanny and Shore SPA. Provisions will be included in the LAP to ensure that sewage will be treated to an appropriate</p>

	standard such that it will not impact on receiving waters, and therefore, will not result in any indirect impacts on the Natura 2000 site.
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.