

Old School House Clonsilla Masterplan

Appropriate Assessment Screening Report

Environmental
Assessment
**Built
Environment**

Client:

Fingal County Council

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1 Introduction

1.1 Background

Fingal County Council (FCC) has prepared a Masterplan for the Old School House lands in Clonsilla. The lands covered by the plan are zoned 'RA' for residential use, with the objective of providing high-quality new residential environments, as outlined in the Fingal Development Plan 2023–2029.

The Vision, as set out in the Masterplan, is as follows:

The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially-zoned Masterplan lands.

This Masterplan is unique to the Old School House lands and should be viewed as a long-term strategy for the sustainable development of the lands. It has been prepared in accordance with the specific policies and objectives of the Fingal Development Plan 2023-2029 as applicable to the associated lands.

Brady Shipman Martin has been appointed by FCC to undertake a screening exercise for Appropriate Assessment (AA). This will determine the effects, if any, on European sites, of the implementation of the Draft Old School House Masterplan (hereafter referred to as the 'Masterplan').

This document constitutes an Appropriate Assessment Screening Report prepared for this purpose. European sites are also known as Natura 2000 Sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)) and are designated for nature conservation. The requirements for an Appropriate Assessment are set out under Article 6 of the EU Habitats Directive (92/43/EEC), transposed into Irish law through the European Union (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning and Development Act, 2000 (as amended).

A comprehensive study has been undertaken and the potential impacts on European sites, both as a result of the implementation of the Masterplan and in-combination with other plans and projects, are appraised in this report.

This AA Screening Report should be read in conjunction with the Draft Old School House Masterplan including its associated appendices, the Strategic Environmental Assessment (SEA) Screening Report (prepared by Brady Shipman Martin, 2025) and the Strategic Flood Risk Assessment (SFRA) (McCloy Consulting, 2025).

1.2 Expertise and Qualifications

This report has been prepared by Sadye Goldfarb, Ecologist at Brady Shipman Martin. She holds a bachelor's degree in Environmental Science from the University of Vermont and a master's degree in Biodiversity and Conservation from Trinity College Dublin. She is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management and is experienced in drafting and reviewing AA Screening Reports, Natura Impact Statements, EIA Screening Reports and SEA Screening Reports. She is also experienced in undertaking baseline ecological surveys and preparing Ecological Impact Assessments Reports (EclA).

This report has been technically reviewed by Ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is an Associate with Brady Shipman Martin and is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has over 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. He has prepared numerous reports for AA Screening as well as Natura Impact Statements, for projects of all scales, from small residential developments to nationally important infrastructure projects. Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

1.3 Legal requirement for Appropriate Assessment

European sites make up a network of sites designated for nature conservation under Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the “Habitats Directive”) and Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (the “Birds Directive”). The requirements for Appropriate Assessment are set out under Article 6 of the Habitats Directive, transposed into Irish law by the European Union (Birds and Natural Habitats) Regulations 2011-2021¹ (the “Birds and Natural Habitats Regulations”) and the Planning and Development Act, 2000 - 2023 (the “Planning Acts”).

European sites are also known as ‘Natura 2000 Sites’ (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)). As defined in section 177R of the Planning Acts, “European site” means:

- (a) a candidate site of Community importance,
- (b) a site of Community importance,
- (ba) a candidate special area of conservation,
- (c) a special area of conservation,
- (d) a candidate special protection area and
- (e) a special protection area.

Article 6(3) of the Habitats Directive states that:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site’s conservation objectives. In the 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.”

The first test is to establish whether, in relation to a particular plan or project, appropriate assessment is required. Section 177U of the Planning Acts requires that screening for appropriate assessment must be carried out:

- To assess, in view of best scientific knowledge, if the development (or, as is the case with the Draft Masterplan, the plan), individually or in combination with another plan or project is likely to have a significant effect on the European site;
- An appropriate assessment is required if it cannot be excluded, on the basis of objective information, that the development, individually or in combination with other plans or projects, will have a significant effect on a European site.

This AA Screening Report has been prepared in accordance with the requirements of the Birds Directive, the Habitats Directive, the Planning Acts, the Birds and Natural Habitats Regulations and all relevant legislations.

2 Methodology

2.1 Baseline data collection

This assessment focused on habitats and species that are listed as Qualifying Interests (QI) (in the case of SACs) and Special Conservation Interests (SCI) (in the case of SPAs) in the designations for European sites. During the assessment the potential for *ex-situ* effects on European sites was also appraised.

This report takes the following guidance documents into account:

¹ SI No. 477 of 2011

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010 revision);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10;
- Assessment of plans and projects in relation to Natura 2000 sites – Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2021);
- Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC. Guidance issued by the European Commission (21st November 2018);
- Guidance document on the strict protection of animal species of Community Interest under the Habitats Directive (Directorate – General for Environment (European Commission, 2021);
- Practice Note PN01 Appropriate Assessment Screening for Development Management (Office of the Planning Regulator, March 2021);
- Guidance for Public Authorities on the Application of Articles 12 and 16 of the EU Habitats Directive to development/works undertaken by or on behalf of a Public Authority (National Parks and Wildlife Services (NPWS) (2021)).

Information was collated from the organisations and websites listed below:

- Data on European sites and rare and protected plant and animal species contained in the following databases:
 - The National Parks and Wildlife Service (NPWS) of the Department of Housing, Local Government and Heritage (www.NPWS.ie);
 - The National Biodiversity Data Centre (NDBC) (www.biodiversityireland.ie);
 - BirdWatch Ireland (www.birdwatchireland.ie);
 - Bat Conservation Ireland (www.batconservationireland.org).
- Information on land-use zoning from the online mapping of the Department of the Environment, Community and Local Government (<http://www.myplan.ie/en/index.html>);
- Recent and historical OSi mapping and aerial imagery, including www.geohive.ie;
- Information on local watercourses from www.catchments.ie;
- Information on water quality in the area (www.epa.ie);
- Information on soils, geology and hydrogeology in the area (www.gsi.ie);
- Information on the Status of EU Protected Habitats and Species in Ireland (Article 17 report) (NPWS, August 2019);
- Ireland's 4th National Biodiversity Action Plan 2023–2030 (NPWS, 2023);
- Fingal Development Plan 2023-2029 including the accompanying Appropriate Assessment documentation (Natura Impact Report);
- Fingal Biodiversity Action Plan 2023-2030 (Fingal County Council, 2023).

The report is in compliance with the following legislative instruments:

- Planning and Development, Act 2000, as amended;
- Planning and Development Regulations 2001, as amended;
- European Commission (EC) Habitats Directive 92/43/EEC;
- European Commission (EC) Birds Directive 2009/147/EC;
- European Communities (Birds and Natural Habitats) Regulations 2011 (as amended).

The report takes full account of the details of the Plan and a detailed examination of all relevant elements was undertaken. The Strategic Environmental Assessment Screening Report (Brady Shipman Martin, 2024) was also reviewed in the preparation of this report.

3 Screening for Appropriate Assessment

3.1 Background

The first part of the AA process is the screening phase. Screening identifies the likely effects of the implementation of the Masterplan on European sites that could arise, either alone or in combination with other plans or projects and considers whether these impacts are likely to have a significant effect on the European site in view of the site's conservation objectives.

In accordance with sections 177U and 177V of the Planning Acts, the AA screening test must be applied to the proposed project, as follows:

- To assess, in view of best scientific knowledge, if the Plan, individually or in combination with another plan or project is likely to have a significant effect on the European site;
- An Appropriate Assessment is required if it cannot be excluded, on the basis of objective information, that the Masterplan, individually or in combination with other plans or projects, will have a significant effect on a European site.

Screening must be undertaken without the inclusion of mitigation and it is in this context that this AA Screening Report is prepared.

Following screening therefore, if there is a possibility of there being a significant effect on a European site, this will generate the need for an appropriate assessment under section 177V of the Planning Acts for the purposes of compliance with Article 6(3) of the Habitats Directive. This means that if the conclusions at the end of the screening exercise are that significant effects on any European sites, as a result of the implementation of the Masterplan, either alone or in combination with other plans and projects, are likely, uncertain or unknown, then an Appropriate Assessment must be carried out. This is in accordance with established precedent and case law.

3.2 Potential zone of influence

This assessment is based on the source-pathway-receptor model, which dictates that, for an effect to occur, there must be a 'source' (such as a construction site); a 'receptor' (such as a designated site for nature conservation); and a 'pathway' between the two (such as a watercourse that links the construction site to the designated site). A construction site or completed development may also create a barrier to movement, for example, by preventing the migration of fauna along a river corridor, or by obstructing the migration of birds.

Identification of a potential effect means that there is a possibility of ecological or environmental damage occurring, with the level and significance of the impact depending upon the nature and exposure to the potential effect and the characteristics of the receptor. Although there may be a risk of an impact, it may not necessarily occur, and if it does occur, it may not be significant.

There are no set recommended distances for projects to consider European sites as being relevant for assessment. In 2010, DoEHLG stated that (pp. 31 – 32):

"The approach to screening is likely to differ somewhat for plans and projects, depending on scale and on the likely effects, but the following should be included:

1. Any Natura 2000 sites within or adjacent to the plan or project area
2. Any Natura 2000 sites within the likely zone of impact of the plan or project. A distance of 15km is currently recommended in the case of plans, and derives from UK guidance (Scott Wilson et al., 2006). For projects, the distance could be much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects

3. *Natura 2000 sites that are more than 15km from the plan or project area depending on the likely impacts of the plan or project, and the sensitivities of the ecological receptors, bearing in mind the precautionary principle. In the cases of sites with water dependent habitats or species, and a plan or project that could affect water quality or quantity, for example, it may be necessary to consider the full extent of the upstream and/or downstream catchment."*

The 2021 Office of the Planning Regulator (OPR) guidelines, *Practice Note PN01: Appropriate Assessment Screening for Development Management*, state that the Zone of Influence "should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km)" (p. 8).

Therefore, considering the nature of the Masterplan and in accordance with the source-pathway-receptor model, the potential Zone of Influence (Zol) for the Plan has been defined as follows:

- Any site to which there is a pathway from the Masterplan area, regardless of distance, upon which significant effects could arise, resulting from the implementation of any element of the Plan. See Section 4.

Throughout the preparation of the Masterplan the aims, objectives and actions were reviewed in the context of Article 6(3) of the Habitats Directive, in order to ensure that no elements of the Plan would have a significant impact on any European site.

4 Description of the Proposed Masterplan

4.1 Overview

Fingal County Council (FCC) has prepared a draft Masterplan for the Old School House lands in Clonsilla (**Figure 4.1**) to guide future sustainable development of the associated lands, with a focus on careful management and efficient land-use. The Masterplan aims to address the unique challenges of the area and effectively integrate into the Clonsilla locality.

Building on this overall approach, the **strategic objective** of the proposed Masterplan is *to promote the sustainable, orderly and sensitive development of the Masterplan lands*. Specific objectives have been formulated in relation to a number of key themes which comprise:

- Architectural Heritage;
- Natural Heritage;
- Movement and Transport;
- Infrastructure and Drainage;
- Appropriate Residential Development.

Having regard to these aims and objectives, the Masterplan identifies specific preferred options, urban structure, transport and movement strategy, green infrastructure, and phasing, implementation and monitoring throughout the Masterplan area.

Figure 4.1 – Draft Old School House Masterplan Study Area (Extract from Figure 1-1 of the Draft Old School House Masterplan, FCC 2025)



4.2 Vision

The vision for the Masterplan lands has been informed by a detailed analysis of the lands and the existing local context, consideration of identified challenges and opportunities, and alignment with the relevant planning policy and guidance.

'The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands.'

4.3 Objectives

As detailed in **Section 4.1**, the specific objectives of the proposed masterplan have been formulated within the context of five key themes and are as follows:

Theme 1: Architectural Heritage

- Preserve the historical significance of the Old School House building and promote its sensitive restoration.
- Old School House building to be an integral part of the future sustainable development of the Masterplan lands.
- Ensure the future of the Old School House as a landmark feature within the Masterplan lands and local context, enhancing its visibility and accessibility.

Theme 2: Natural Heritage

- Proposals should seek to achieve a high level of environmental quality on the Masterplan lands.
- Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029 actions / objectives to be considered within future development proposals.
- Ensure the retention of existing trees and hedgerows where possible in order to protect the biodiversity value of the lands.

- Promote the planting of native tree and shrub species to support local biodiversity and provide natural screening for future development.

Theme 3: Movement and Transport

- Access routes shall not impact the structural integrity of the Old School House building.
- Assess feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands.
- Inclusion of walking and cycling routes appropriate for the local context.
- The development of the Masterplan lands will provide for, and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

Theme 4: Infrastructure and Drainage

- Incorporation of Sustainable Drainage Systems (SuDS) solutions for the Masterplan lands shall be investigated.
- Proposals shall be cognisant of the existing water supply, surface water and wastewater disposal network serving the lands.
- Ensure the provision of water, wastewater, and stormwater management systems that are designed to accommodate future development proposals.
- Protect the water quality of the Royal Canal by ensuring that all drainage and wastewater infrastructure prevents pollution and supports biodiversity.

Theme 5: Appropriate Residential Development

- Promote the sustainable residential development of the Masterplan lands in accordance with the requirements of the Fingal Development Plan 2023-2029.
- Provide a mix of residential unit types / sizes appropriate to the characteristics of the lands.
- Provide a variety of quality and useable open space areas.
- Adopt a Universal Design approach.
- Residential environment created shall be permeable and legible.
- Consideration of national planning legislation regarding building heights, unit mix and density standards.
- Assess the feasibility of residential accommodation for elderly persons.

4.4 Identification of Development Option

A Development Option (**Figure 4.2**) for the Masterplan lands has been achieved through appraising the vision and objectives as set out within this section of the document. It has been suitably appraised to ensure they meets the following requirements:

- Alignment with the established Masterplan vision.
- Cognisant of planned and future development proposals in the locality.
- Impact of proposals upon the natural and built heritage has been fully considered.
- Proposals will make a positive placemaking contribution and will integrate into the local context.
- Proposals will accord with national, regional and local planning policy and guidance.
- Overall development of the Masterplan lands will be characterised by long term sustainability particularly in respect of new buildings, infrastructure and ecological matters.

Figure 4.2 - Formulation of a Development Option – Concept Layout (Extract from Figure 4-5 of the Draft Old School House Masterplan, FCC 2025)



4.5 Urban Structure

4.5.1 Land Use Plan

Urban structure serves as the foundation for the spatial arrangement of new buildings and spaces on site, acting as a blueprint for future growth and ensuring development is brought forward in an efficient manner while integrating with existing natural and built heritage environments. The land uses proposed for the Masterplan lands, as illustrated by the preferred option (refer to **Section 4.4**), balance key components which include appropriate residential development, complementary uses, built heritage preservation, amenity, green infrastructure, and movement. The land use summary for the proposed Masterplan is outlined below in **Table 4.1** and illustrated in **Figure 4.3**.

Table 4.1 - Land Use Summary (Extract from Table 5-1 of the Draft Old School House Masterplan, FCC 2025)

Land Use	Description	Development Response
Residential	Buildings are proposed at a number of locations within the lands.	Mix of typologies proposed which creates variety and a residential development that is appropriate for the location of the lands and local context. Residential density to align with guidance contained within Sustainable Residential Development and Compact Settlements (2024) (or subsequent revisions of).
Complementary Uses	Proposed community and childcare facilities.	Appropriate uses are proposed within the central portion of the lands and will support all age groups.

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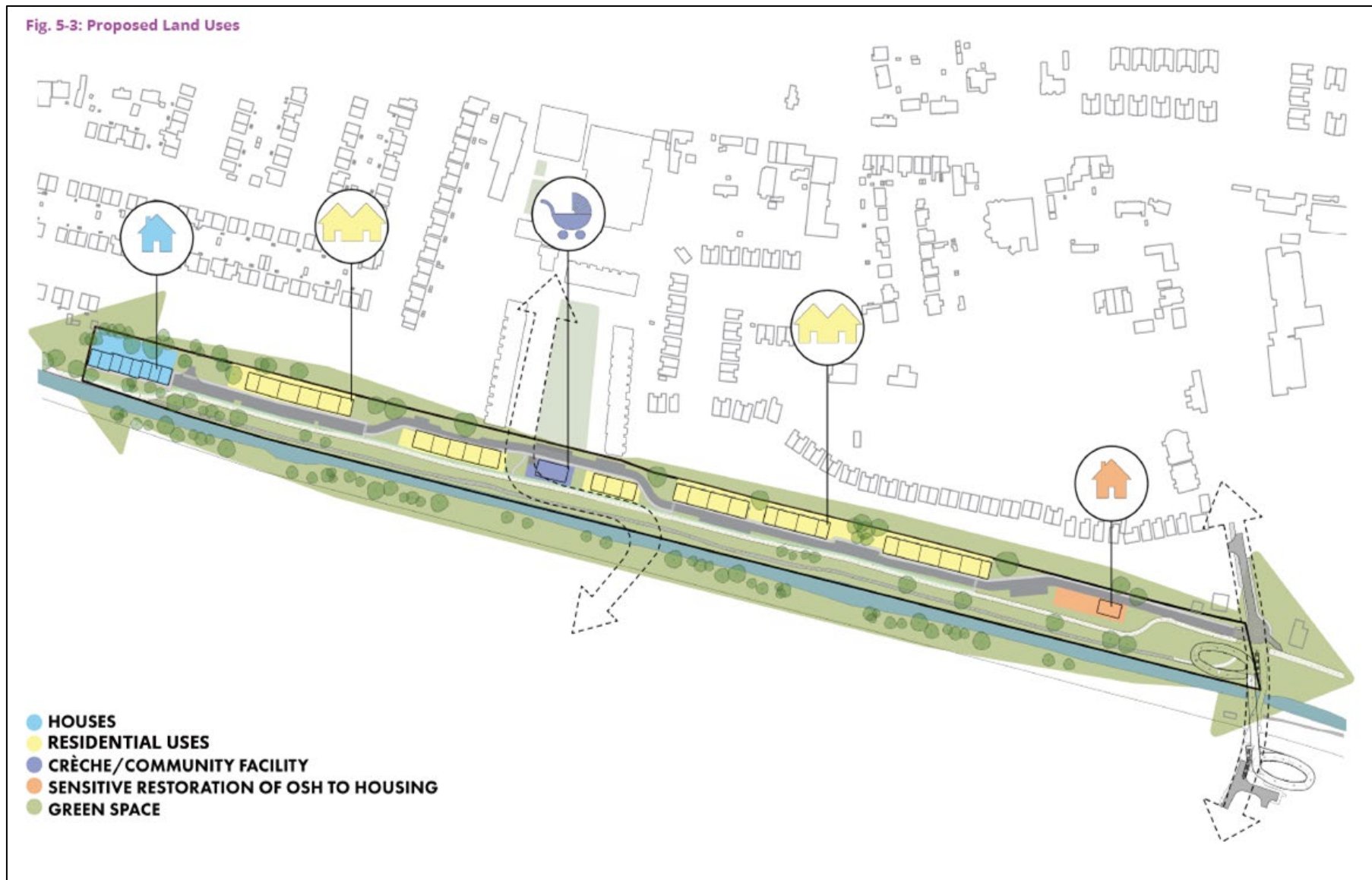
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Land Use	Description	Development Response
Built Heritage	Protected Structures comprising Old School House, Kennan Bridge and Royal Canal.	Restoration/reuse of former school building for residential use. Development proposals will not impact the integrity of any Protected Structure.
Amenity Areas / Open Spaces	Amenity areas are proposed throughout the lands.	Variety of amenity areas will complement the new built form and provide spaces for social interaction.
Green Infrastructure (GI)	GI integrated throughout the lands.	Framework of GI comprises, <i>inter alia</i> , the Royal Canal Urban Greenway, existing trees and hedgerows along with new planting schemes. Incorporation of nature-based drainage solutions will assist the GI quality of the lands.
Movement	Inclusion of movement options facilitated through the lands.	Vehicular and active travel provision through the Masterplan lands will provide a variety of movement options for residents. Potential linkages to adjoining lands will be explored. The Royal Canal Urban Greenway project will provide enhanced sustainable links to Clonsilla railway station.

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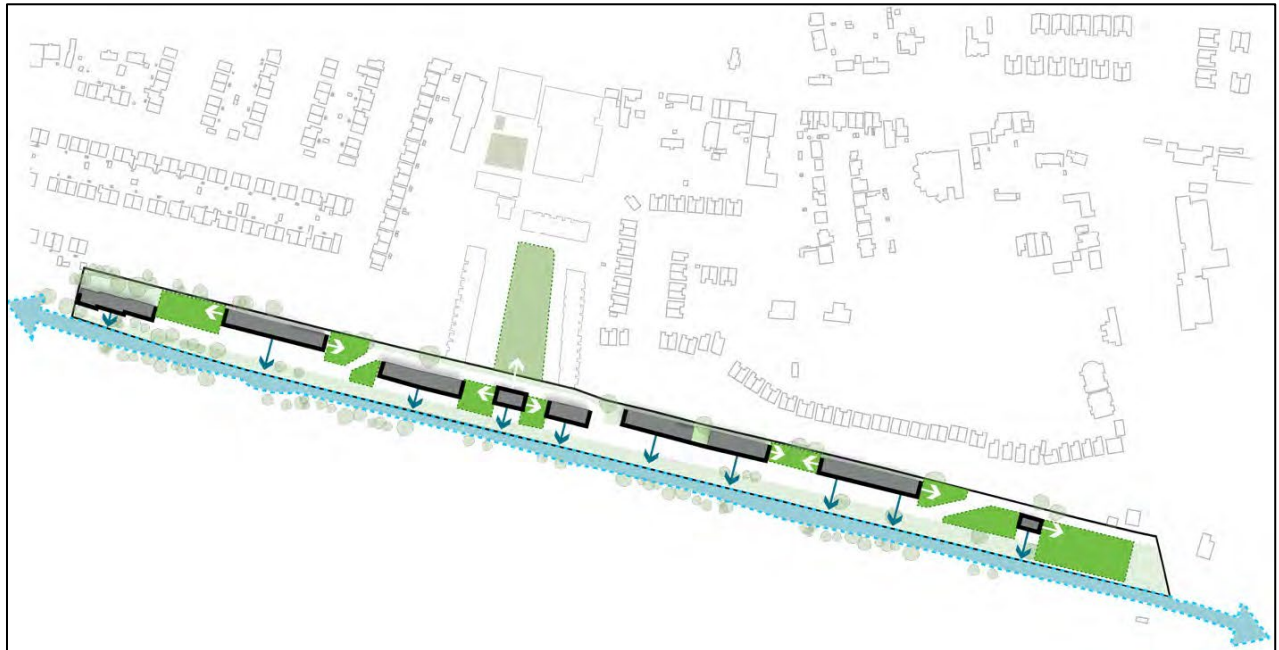
Figure 4.3 - Proposed Land Uses (Extract from Figure 5-3 of the Draft Old School House Masterplan, FCC 2025)



4.5.2 Built Form

The built form in the Masterplan area must ensure compatibility with adjacent land uses and local context while integrating with the Masterplan land's unique natural and built heritage characteristics. It is considered the constraints associated with the lands will require the delivery of a bespoke residential design. Built form in the proposed Masterplan is specified in terms of *building edges* and *building height*. Carefully considered building edges will help with generating vibrancy and social interaction. **Figure 4.4** illustrates the principal building edges that are designed to address the internal access road and Royal Canal.

Figure 4.4 - Key Building Edges (Extract from Figure 5-5 of the Draft Old School House Masterplan, FCC 2025)

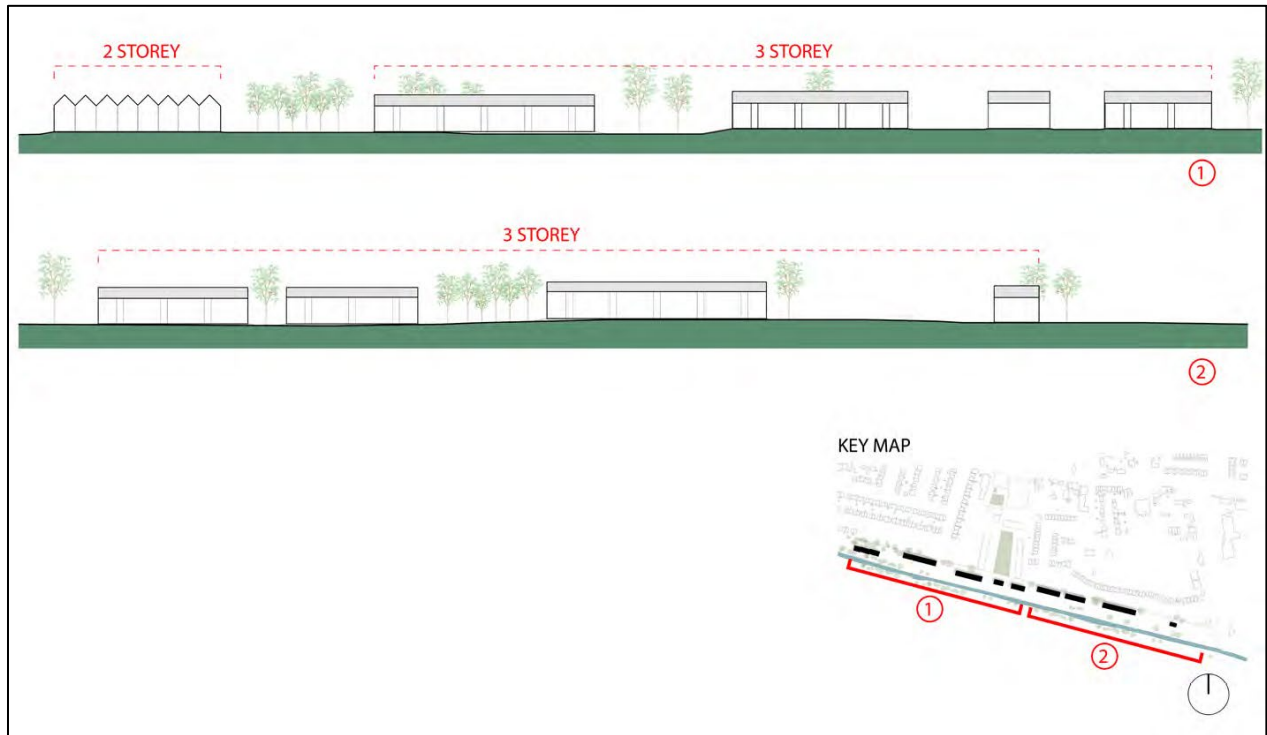


Building heights proposed for the Masterplan lands have been principally informed by the local context. It is generally envisaged that buildings will have a height of 2 to 3 storeys.

However, scope may exist for an increase in building heights within the scheme where a planning application demonstrates a high quality built environment and subject to compliance with the requirements of the Urban Development and Building Height Guidelines 2018 (or any update thereof). This will create a well-structured, liveable and visually attractive residential environment with a distinct sense of enclosure for residents and visitors. (see **Figure 4.5**).

Appropriate forms of development, including in terms of height and massing will be required on the Masterplan lands, particularly given the linear and elongated nature of the plot, the characteristics and location of the Old School House Protected Structure and the form of neighbouring residential development.

Figure 4.5 - Building Heights (Extract from Figure 5-6 of the Draft Old School House Masterplan, FCC 2025)



4.5.3 Residential Typologies

A mix of residential typologies on the Masterplan lands will ensure inclusivity by accommodating a range of different housing needs, which in turn supports the creation of long-term communities. Age friendly units will be promoted within the Masterplan lands.

A choice and mix of residential accommodation will promote social cohesion, and optimise land use efficiency (**Figure 4.6**). Additionally, a variety of residential typologies will contribute positively to the character and visual identity of the new bespoke residential environment created. The restoration of the Old School House structure will be promoted for a residential use. The proposed Masterplan provides two residential developments exemplars (located in Ranelagh, Dublin 6 and Hollystown, Dublin 15) with summary information regarding, *inter alia*, unit typologies, context, building height and design approach.

Figure 4.6 - Residential Typologies (Extract from Figure5-8 of the Draft Old School House Masterplan, FCC 2025)



4.5.4 Conservation Plan

The Masterplan will ensure the long-term conservation of the Old School House building which contributes to local identity and public engagement. The Masterplan also provides a framework for the sensitive, sustainable maintenance of the Old School House, protecting the heritage amenity through best-practice methods for inspection, repair, and maintenance.

Given the location of proposed residential buildings along with amenity space in the area of the Old School House building, it is deemed appropriate to develop the Old School House building for residential use.

As set out in this Masterplan, it is a development objective to retain existing mature trees where practicable, taking advantage of the natural heritage. The restoration of the Old School House will treat the built heritage in a similar way, forming a heritage inspired backdrop to new residential buildings.

The design of future residential buildings should be sensitive to the existing environment, with an architectural approach of a high quality design that acknowledges the Old School House and the surrounding green spaces. This development approach will support long term sustainability by providing residential units in proximity to communal amenities, improving the area's vibrancy and viability. The flexibility in design allows for creative, distinctive residential structures that seamlessly integrate with the historic context while maintaining the integrity of the space.

The Old School House building itself is to be conserved and restored, forming an integral element of the land's overall development. The degraded nature of the building fabric, particularly the need to reconstruct much of the interior, may in principle allow for its development as a single residence or as several residential units.

Under the Planning and Development Act 2000 (as amended), there is a legal obligation on the owner of a Protected Structure to ensure it is not endangered through neglect, decay, damage, or harm. This includes maintaining the structure in a good condition and providing regular maintenance. Once the building is redeveloped it must be maintained in good order.

An initial appraisal of the building and immediate lands should be undertaken to include:

- **Assessment of the Building's Condition:** Undertake a detailed appraisal of the building's condition, identifying key structural elements and vulnerabilities.
- **Stakeholder Engagement:** Engage with heritage consultants, local authorities, and relevant statutory bodies early in the process to guide decisions and secure required approvals.
- **Structural and Weatherproofing Repairs:** Carry out essential repairs to stop water ingress, including the repair or replacement of roofs, windows, walls, and rainwater goods. Address structural issues, such as cracks in walls, and undertake necessary repairs to tie walls either permanently or temporarily.
- **Conservation Strategy:** Develop a strategy to protect and sensitively integrate heritage assets, ensuring repairs and interventions respect the building's regional importance.
- **Landscaping Plan:** Develop a high quality Landscaping Plan which acknowledges the Old School House Building.
- **Design Integration:** Ensure the surrounding development acknowledges the Old School House building by respecting the scale, setting, and character of the heritage assets and the surrounding heritage context.
- **Implementation Framework:** Establish procedures for managing the repair and conservation process during construction, with oversight in place and flexibility to respond to any unforeseen issues.

The proposed Masterplan also includes two protected structure exemplars (Kinsaley House in Malahide, Co. Dublin and St. Mary's in Baldoyle, Co. Dublin) with summary information regarding restoration approaches.

4.6 Transport and Movement Strategy

The Masterplan lands will provide an expansion to the existing residential assets in the surrounding area, with improved connections in the form of an extended road network, pedestrian and cycle linkages and linked green infrastructure provision.

The key Transport and Movement objectives for the Old School House Masterplan lands are as follows:

- The final route and design of any access routes shall have regard to the requirement to ensure the structural integrity of the Old School House building which is a Protected Structure.
- The feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands will be assessed.
- Walking and cycling routes appropriate for the local context will be included as part of the Masterplan lands.
- The development of the Masterplan lands will provide for and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

4.6.1 Street Hierarchy

The Old School House Masterplan aims for a sustainable residential community with a well-designed street hierarchy for movement and interaction, crucial for functionality, safety, and quality of life. The street hierarchy design follows the Design Manual for Urban Roads and Streets (DMURS) principles, the national standard for urban road design in Ireland, promoting sustainable communities with safe and attractive networks.

The design prioritises non-car users, aligning with DMURS. Features include a potential Home Zone, dedicated footpaths, high permeability, safe crossings and clear demarcation. This supports DMURS principles of providing a high quality pedestrian environment and enabling sustainable transport, facilitating enhanced safety, active

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lifestyles, community interaction and reduced car dependency. The proposed street hierarchy and key design features are detailed in **Table 4.2** and **example illustrations are shown in Figure 4.7** and **4.8**.

Table 4.2 - Proposed Street Hierarchy and Key Design Features (Extract from Table 6-1 of the Draft Old School House Masterplan, FCC 2025)

Street Type	Primary Function	Key Design Features
Primary Access Route from Porterstown Rd	Main vehicular and pedestrian access. Vehicular access for residents parking, servicing and emergency vehicles.	Narrow road (5m), traffic calming, potential shared surface, narrow sections with a yield system. Road layout to maintain root protection areas.
Potential Secondary Access Route from northern development lands	Alternative vehicular and pedestrian access.	Provide filtered permeability with northern development lands. Potential for provision of a vehicular access.

Figure 4.7 - Proposed Internal Access Road with Background Footbridge and Roundabout at Porterstown Road (Extract from Figures 6-1 of the Draft Old School House Masterplan, FCC 2025, sourced from the DART + West Project)

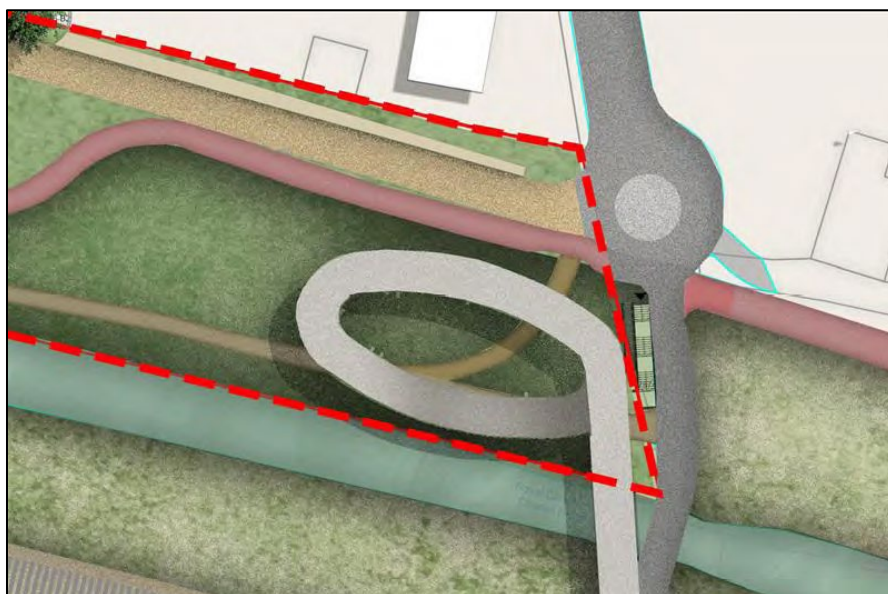
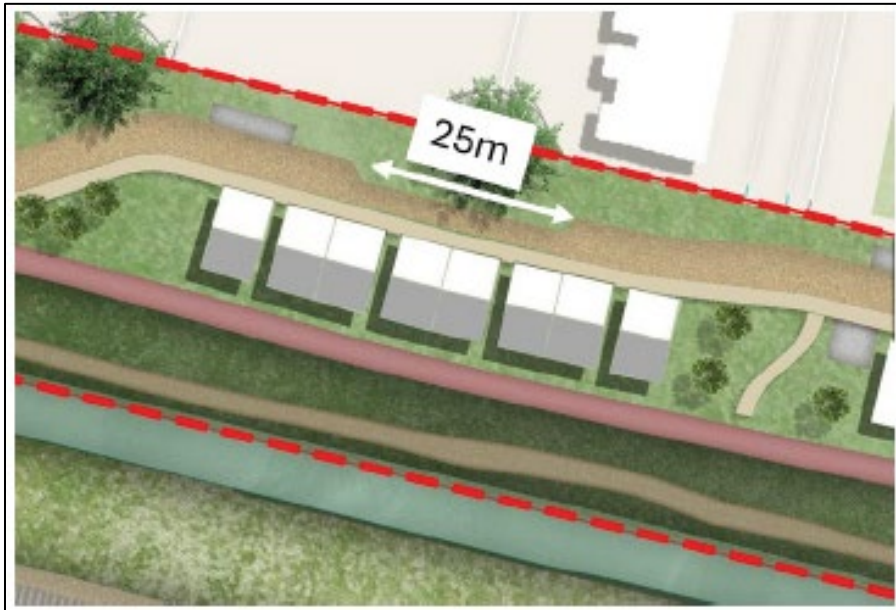


Figure 4.8 - Proposed Section with Yield System (Extract from Figure 6-2 of the Draft Old School House Masterplan, FCC 2025)



4.6.2 Walking & Cycling Network

The Masterplan seeks to provide an integrated network of continuous and safe pedestrian and cyclist links through the lands that will connect with external infrastructure.

- **Internal Pedestrian and Cyclist Network** - The internal network includes the provision of a dedicated 2.0 metres wide footpath parallel to the access road, connecting the built form and amenities with Porterstown Road. Cyclists accessing the Masterplan lands will be able to cycle along the low traffic volume and low speed access road in accordance with the Cycle Design Manual for Mixed Streets.
- **Connection with the External Network** - The proposed mixed retail and residential development to the north may potentially provide a secondary pedestrian and cyclist access, connecting with the proposed and existing amenities on Clonsilla Road. This includes connection to the public transport infrastructure along Clonsilla Road. It is an objective of this Masterplan to assess the feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands (see **Figure 4.9**).
- **Active Travel Infrastructure** - The Masterplan will benefit from the proposed Royal Canal Urban Greenway. This greenway will form a southerly, east-west spine, connecting the Masterplan lands with nearby residential estates and Clonsilla train station. The greenway is designed to be approximately 4 metres wide, with sections bordering the Masterplan lands, resulting in an enhancement of wider connectivity for pedestrians and cyclists. The Royal Canal Urban Greenway will offer a significant amenity for cyclists, providing a scenic and traffic-free route to Dublin city centre and beyond.

The development will ensure convenient and safe access points to the greenway, encouraging its use by residents for both commuting and recreation. It is proposed to provide five connection points from the development lands to the greenway (**Figure 4.10**).

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Figure 4.9 - Proposed Connections with External Network (Extract from Figure 6-3 of the Draft Old School House Masterplan, FCC 2025)

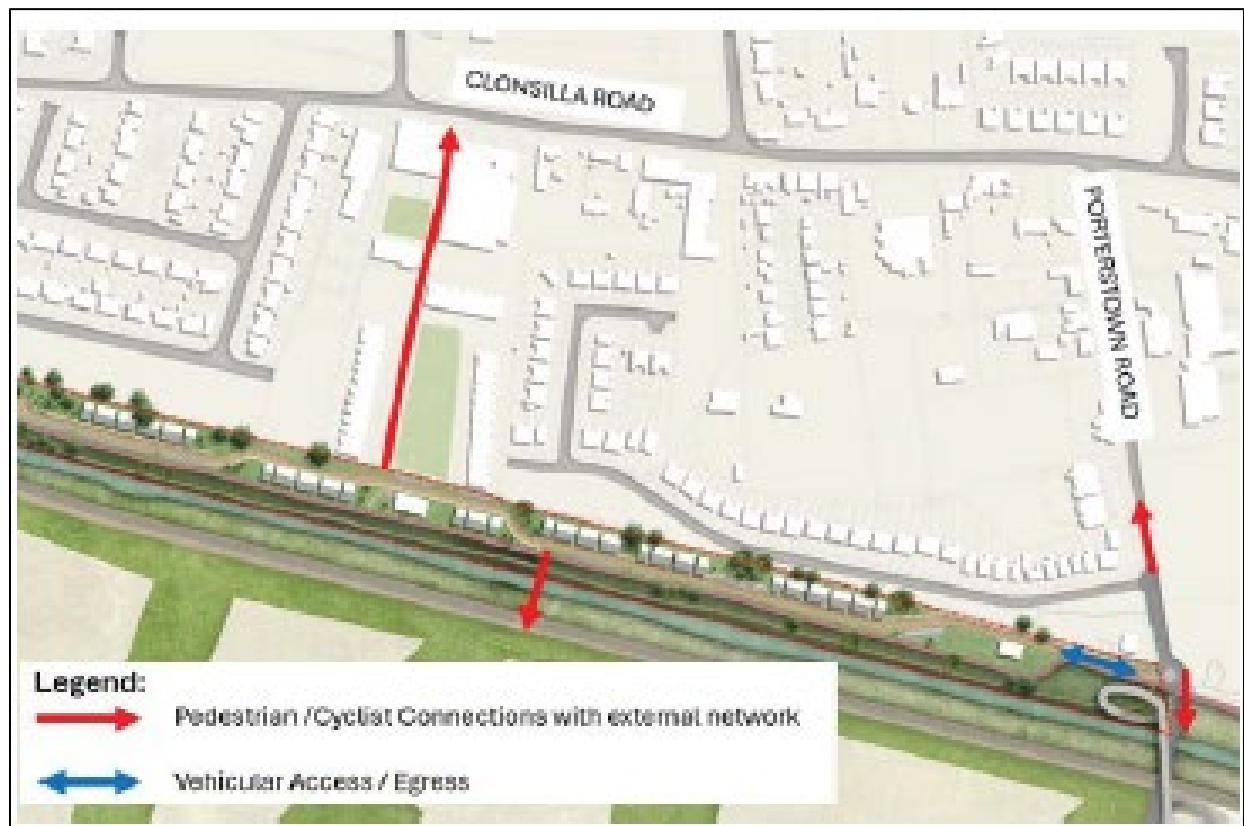
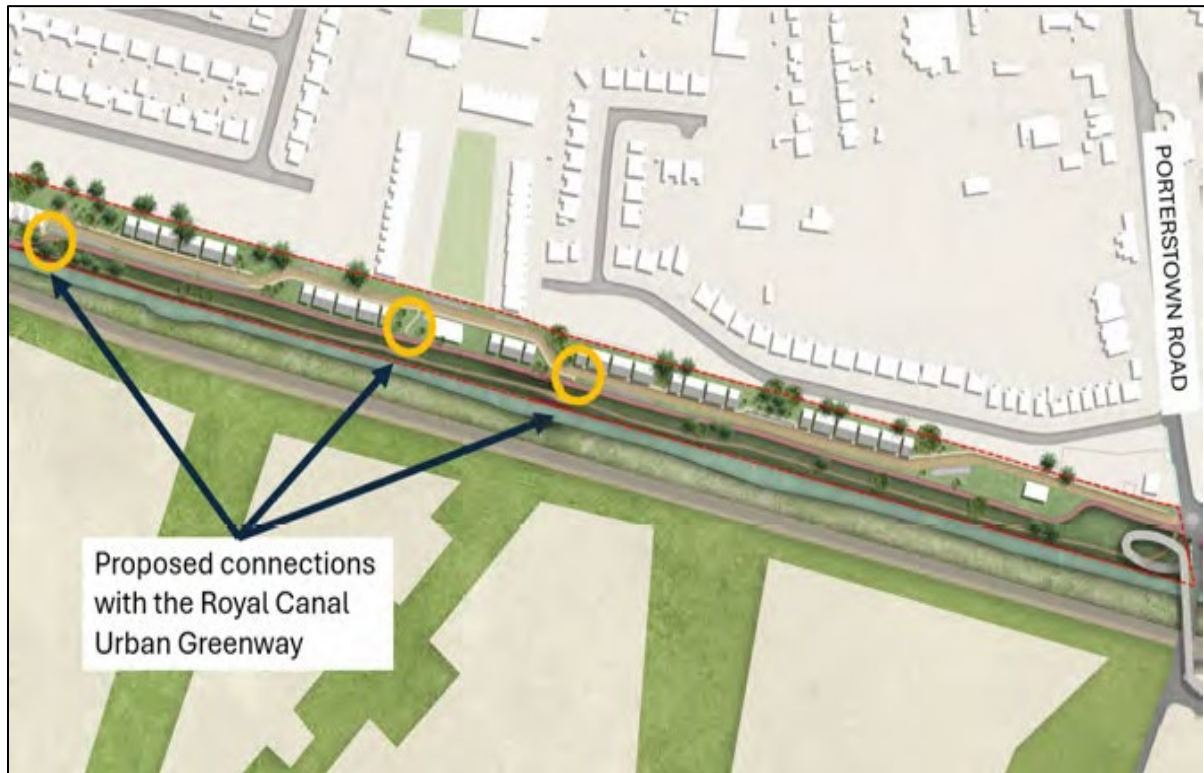


Figure 4.10 - Proposed Connections with the Royal Canal Greenway (Extract from Figure 6-4 of the Draft Old School House Masterplan, FCC 2025)



4.6.3 Public Transport

The Old School House Masterplan lands are strategically positioned to benefit from existing and planned public transport infrastructure, enhancing connectivity and accessibility for current and future residents. The integration of these transport networks is pivotal to the comprehensive development of the lands, promoting sustainable and efficient mobility options.

Planned Enhancements

- The DART + West project is a significant development that will expand DART services to the existing Maynooth/ M3 Parkway commuter rail line. This expansion will introduce electrified trains to Clonsilla, increasing service frequency to Dublin City Centre and enhancing the area's appeal for city bound commuters. The project also includes the construction of a pedestrian and cyclist bridge over the Royal Canal, maintaining non-vehicular access despite the closure of the Porterstown level crossing.
- In addition to rail improvements, the Bus Connects Dublin network redesign programme will replace the current no. 39 route with the no. B2, offering a consistent 15-minute frequency throughout the day. The no. 37 route will also see frequency adjustments, ensuring service every 20 minutes.

The Old School House Masterplan is poised to benefit significantly from both existing and planned public transport improvements. These improvements will not only improve connectivity and accessibility but also enhance sustainable transport choices, aligning with broader regional transport strategies. The integration of these elements is essential for fostering a vibrant, connected, and sustainable community in Clonsilla.

4.6.4 Parking

The proposed Masterplan aims to balance the needs of residents and visitors while promoting sustainable transportation options, aligning with the principles of the Fingal Development Plan 2023-2029 and the appropriate national level planning policy guidance.

Car Parking Provision

Car parking provision within the Masterplan lands will be required to comply with the standards set out in Chapter 14 of the Fingal Development Plan 2023-2029. The Plan includes two distinct parking zones to ensure adequate residential parking provision. Zone 1 relates to developments within 800m of a Bus Connects spine route, or 1,600m of an existing or planned Luas/Dart/ Metro Rail. Due to the proximity of the Masterplan lands to the Clonsilla train station, the Old School House Masterplan is considered to be located in Zone 1.

For residential developments, the specific parking standards depend on the unit type. For instance, the standard for a 1–2-bedroom dwelling is typically 0.5 car parking spaces maximum, while a three-bedroom dwelling has a norm of one car parking space maximum.

The Masterplan includes the provision of a multi-purpose parking and drop-off area to serve the new childcare facility. This dedicated area will facilitate convenient and safe drop-off and pick-up, particularly during peak hours. Access for vehicles will be provided via Porterstown Road to the east.

Cycle Parking Provision

Cycle parking provision will align with the standards set out in the Fingal Development Plan 2023-2029 (Section 14.17.2.1). The Plan sets a requirement of a general minimum standard of one long-stay cycle storage space per bedroom for residential units. For studio units, at least one long-stay cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of one short-stay space per two residential units.

The preference will be for individual secure storage areas for bicycles and associated equipment for residents, ensuring protection from theft and the elements. Covered facilities will be provided for visitors at key locations throughout the development to encourage cycling.

By adhering to these specific car and bicycle parking standards outlined in the Fingal Development Plan (and national level planning policy), the Old School House Masterplan aims to create a sustainable and well-integrated community that supports multi-modal transport choices while prioritising active travel.

4.6.5 Accessibility and Connectivity

The aim of the Masterplan is to create a well-connected and sustainable community, offering a variety of transport options.

Access and External Connections

It is proposed to reserve lands to safeguard the proposed Pedestrian, Cycle and Mobility Impaired Bridge in Porterstown Road, as part of the Dart + West programme. The Old Porterstown Road to the south will connect with the proposed Kellystown LAP, local schools and amenities to the south.

Internal Accessibility

By providing a diverse range of accessible transport options, the Old School House Masterplan aims to create a sustainable and well-connected community that caters to the needs of all its residents and visitors, promoting active travel and reducing reliance on private vehicles. The facilities will be designed in accordance with DMURS and Universal Access guidance.

4.7 Green Infrastructure

4.7.1 Landscaping

Landscaping considerations for the Masterplan lands will play a central role in shaping a cohesive and high-quality residential environment that integrates built heritage, open space, and ecological networks. The landscaping strategy (**Figure 4.11, 4.12, 4.13**) will prioritise the retention of existing natural features such as trees and hedgerows, while enhancing its green infrastructure through additional native planting and sustainable drainage.

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Open space and amenity areas will contribute to social interaction, complementing the residential unit mix and community-focused land (see **Figures 4.11 – 4.13**).

The landscaping plan will also be closely coordinated with the Masterplan land's movement and drainage features. Nature-based solutions such as bio-retention systems, rain gardens and permeable surfaces, for example, may be incorporated to support sustainable drainage while enriching the visual character of the development. The proximity to the Royal Canal presents a unique opportunity to reinforce the land's identity through soft landscaping works that respects and enhances the setting of the Protected Structures and canal corridor.

The layout proposes a number of amenity areas including, inter alia, the westernmost end of the lands, adjacent to the creche/community building and at the eastern end adjacent to the Old School House, which is to be a relaxing public amenity space for the surrounding residences with the backdrop of the Old School House, the canal and surrounding greenery.

Figure 4.11 - Proposed Landscaping – Residential Units (Extract from Figure 7-1 of the Draft Old School House Masterplan, FCC 2025)



Figure 4.12 - Proposed Landscaping – Residential Units & Childcare/Community Building (Extract from Figure 7-2 of the Draft Old School House Masterplan, FCC 2025)

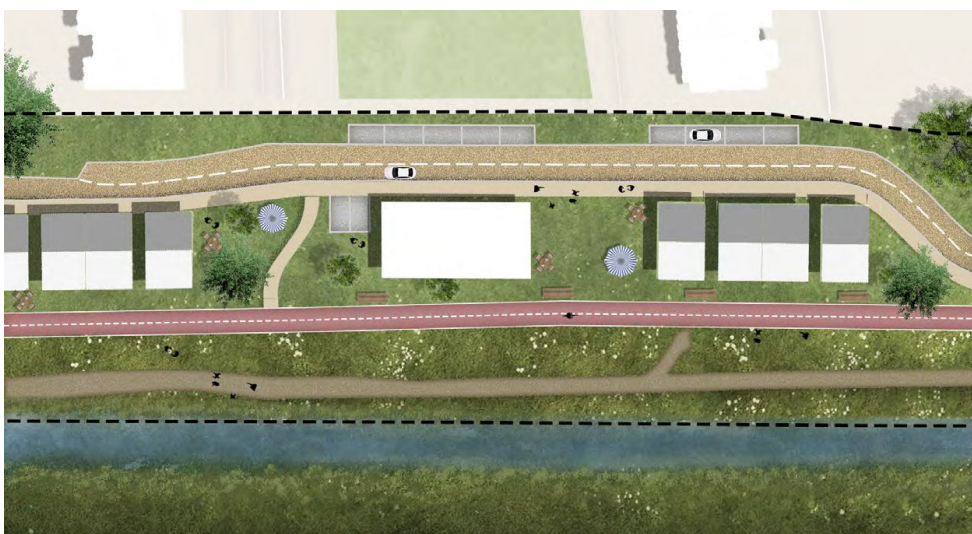


Figure 4.13 - Proposed Landscaping – Old School House Building (Extract from Figure 7-3 of the Draft Old School House Masterplan, FCC 2025)



4.7.2 Ecology

Habitats

The ecological assessment of the Masterplan lands did not determine any habitats that require special protection, such as Annex I habitats.

The Old School House structure was assessed as having significant bat roost potential, and there were 2 no. high potential trees recorded. The majority of the trees assessed were of low potential, while 2 no. trees were found to be of moderate potential. The Development Option layout has addressed these concerns and has avoided placing structures where bat roost potential could be a factor in bat disturbance or destruction of habitat.

The use of bat friendly lighting during the construction phase of the development and for the operational stage build is recommended. This will help to prevent significant impacts on local bat populations using the area for foraging, navigation, breeding and roosting throughout their lifecycles and behavioural ecology. The trees and nearby canal have the potential to support multiple bat species. Artificial lighting can significantly disrupt bat populations by altering their natural behaviours, such as foraging, commuting, and roosting. To mitigate these impacts, it's essential to adhere to bat-friendly lighting practices that align with guidelines from Bat Conservation Ireland and other authoritative sources.

Key recommendations include:

- **Minimise Light Spill:** Direct lighting only to areas where absolutely necessary.
- **Use Warm-Coloured Lights:** Opt for lighting with a colour temperature of 2700K or lower. Warm white tones are less disruptive to bats compared to cooler, blue-rich lighting.
- **Limit UV Emission:** Choose light sources that emit minimal or no ultraviolet (UV) light, as UV can attract insects and consequently alter bat feeding patterns.
- **Implement Adaptive Lighting Controls:** Incorporate dimmers, timers, and motion sensors to ensure that lighting is used only when needed, reducing unnecessary illumination during periods of low human activity.
- **Position Lights Thoughtfully:** Install lighting at the lowest practical height and angle them downwards to decrease light trespass into natural habitats.
- **Avoid Illuminating Key Bat Habitats:** Refrain from lighting areas crucial to bats, such as waterways, hedgerows, and known roosting sites, to prevent habitat fragmentation and disturbance.

It is considered the residential development of the Masterplan lands will have minimal negative effects on local and migratory bird populations, particularly due to the fact that the Masterplan seeks to retain, as much as is practicable, trees and hedgerows essential for breeding and nesting passerines.

Invasive Species

Overall, it is considered the proposed residential development of the Masterplan lands will have a minimal impact on the local ecology within the Masterplan lands boundaries and also poses minimal short-term effects on surrounding ecological corridors and the species that use them.

4.7.3 Sustainable Drainage Systems (SuDS)

It is recommended that a range of SuDS measures are incorporated into future development proposals. As part of this, it is recommended that a detailed site investigation is carried out to ascertain the ground conditions and the properties of the soil on the Masterplan lands. This information will appropriately inform the drainage design and the infiltration details of the soil, allowing required capacity calculations to be carried out. A surface water drainage network which outfalls to the public network will be required for the Masterplan lands. The required capacity of the network can be determined following soil sampling and infiltration testing.

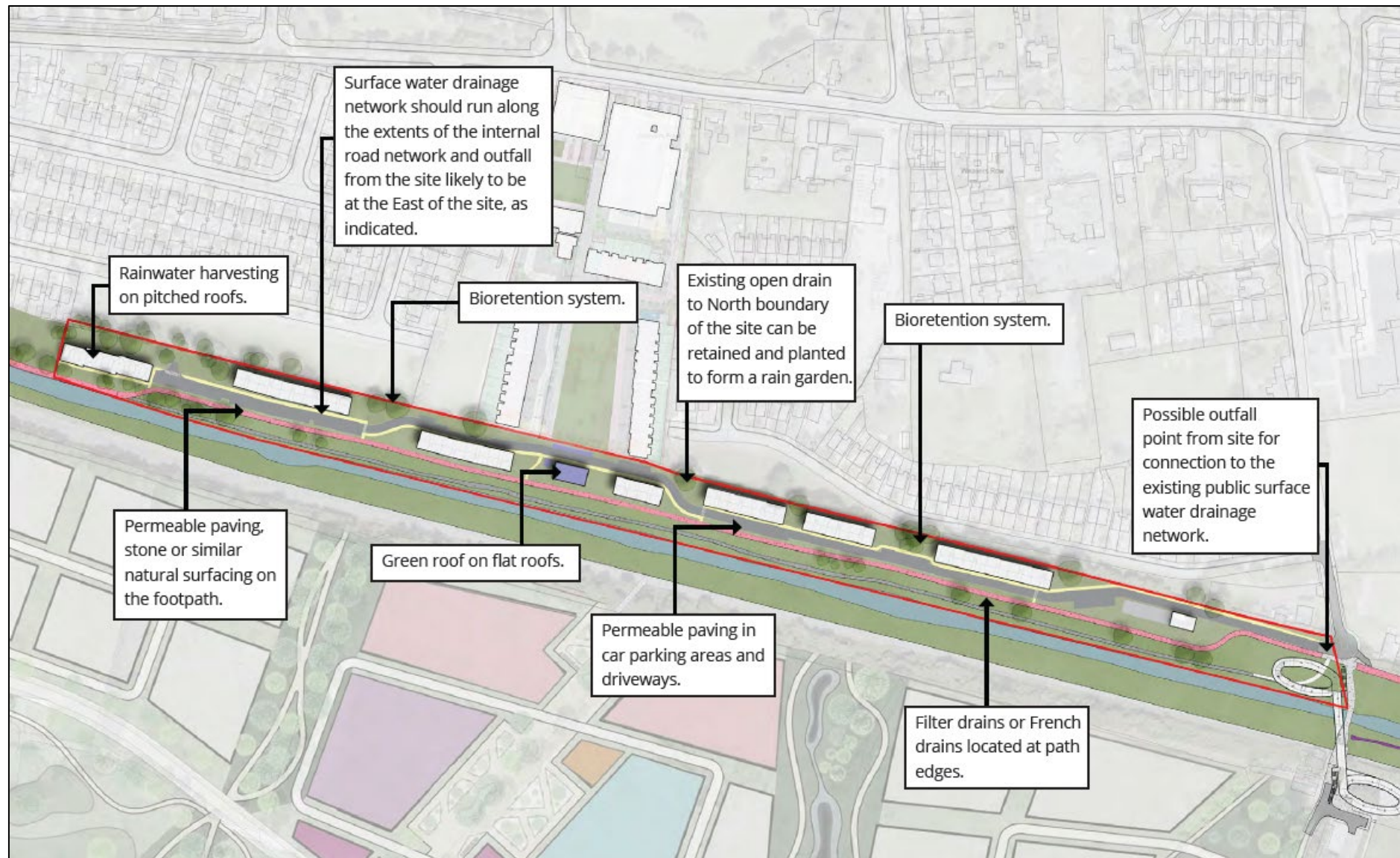
It is preferable that drainage measures are implemented to mimic the existing natural drainage of the lands. For example, the existing open drain to the north can be retained to act as a detention basin or rain garden with planting added to promote biodiversity and visual appeal. Bio-retention systems, which incorporate engineered soils and vegetation, can also treat pollution in the run-off as it infiltrates into the soil. These could be incorporated into larger green spaces within the layout also.

It is recommended that permeable paving be incorporated into development proposals for car parking spaces and pathway areas in order to reduce surface water run-off and provide a natural appearance. Design proposals should examine the potential for green roofs to be installed on any suitable flat roofs within the development where practicable. Green roofs reduce run-off and provide some attenuation during rainfall events. On pitched roofs, rainwater harvesting is recommended, allowing reuse of collected rainwater to reduce the surface water run-off and reduce the demand on the potable water supply. Filter drains, or French drains, may be implemented along footpath edges. The use of French drains would allow surface water to infiltrate to the ground without a need to tie into the surface water drainage network. A preliminary SuDS Scheme for the Masterplan lands is illustrated at **Figure 4.14**.

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Figure 4.14 - Proposed SuDs Strategy Layout (Extract from Figure 7-4 of the Draft Old School House Masterplan, FCC 2025)



4.8 Phasing, Implementation and Monitoring

Proposed Layout

The formulation of the proposed layout has evolved through the assessment and consideration of a number of key elements principally related to, *inter alia*:

- The existing characteristics of the lands including the opportunities and challenges associated with same;
- The restoration of the Old School House building and its inclusion within the development of the lands and;
- The appropriate residential development of the lands.

The proposed layout is presented at **Figure 4.15**.

Figure 4.15 - Proposed Layout (Extract from Figure 8-5 of the Draft Old School House Masterplan, FCC 2025)



Phasing

Objective CSO6 – Phased Development of the Fingal Development Plan states, “Ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or Masterplans, as informed by assessments carried out by the Planning Authority”.

The future development of the Masterplan lands is anticipated to be undertaken within a single phase planning application approach and to occur typically over a period of c.5 years.

Implementation

The implementation of the objectives contained within this Masterplan will be key to the appropriate development of the site for residential use. In alignment with Development Plan guidance, the Development Management process will assess planning applications for proposals on the Masterplan lands. Such applications must be adequately informed and supported by detailed statements/assessments that will clearly set out how proposals comply with relevant planning policy and Masterplan objectives. Given the constraints of the site, the implementation of the Masterplan may be complex and therefore it is envisaged that applicants will need to liaise

with various stakeholder bodies such as, *inter alia*, Waterways Ireland and Uisce Éireann, for example, in order to address the referenced site constraints as set out within this Masterplan.

Essentially, planning applications will clearly demonstrate, *inter alia*, how proposals will:

- Deliver the appropriate residential development of the lands in terms of scale, height, appearance, density, open space etc;
- Ensure the protection of the natural environment and its biodiversity (and where possible its enhancement);
- Protect the integrity of the Old School House structure during the construction stage while providing for its restoration for a suitable residential use;
- Protect the Royal Canal from any detrimental impacts (during both construction and operational stages); and
- Ensure there is no impact upon the agreed Royal Canal Urban Greenway route.

Planning applications will be cognisant of the policies and objectives set out in the Fingal Development Plan regarding the sustainable residential development of the Masterplan lands. In particular, proposals comprising 100 no. units must clearly demonstrate the following, *inter alia*:

- Age Friendly Housing: new residential developments in excess of 100 units to provide 10% of the units as age friendly accommodation (Objective DMSO37).
- Public Art: new residential developments in excess of 100 units to provide for a piece of public art to be agreed with the Council (Objective DMSO194).

Other requirements include, but are not limited to:

- Compliance with public and private open space standards.
- Public Open Space: acceptance of a financial contribution in lieu of Public Open Space at the Council's discretion (Objective DMSO53).
- Design Statements: All medium to large scale planning applications shall be accompanied by a Design Statement to address the contextual and design issues which have been taken into consideration as part of the scheme (Objective DMSO5). This shall include a Climate Action Energy Statement as part of the overall Design Statement (Policy CAP12).
- Sustainable Urban Drainage: SuDS shall incorporate nature-based solutions and have regard to the objectives set out in Fingal's Guidance Document – Green/ Blue Infrastructure for Development, as amended (Objective DMSO202).
- Refuse Arrangements: Ensure all new residential schemes include appropriate design measures for refuse storage areas (Objective DMSO239).

The Masterplan promotes the restoration and residential use of the Old School House and requires that the structure form an integral part of the overall development. It will also be of critical importance that the integrity of the Protected Structure is not compromised by the overall development of the site.

The Masterplan proposals provide for a new childcare/community facility to be located within the central portion of the site. To facilitate the delivery of this key piece of social infrastructure, it is required that no more than 75 residential units should be occupied prior to the completion of the proposed childcare/community facility.

Monitoring

Monitoring of the Masterplan lands will be undertaken by Fingal County Council. The monitoring of the site is important as it has been identified within the Fingal Development Plan as being suitable for new residential development and as such can contribute to Fingal County Council's housing requirements.

5 Description of the Receiving Environment

5.1 Site Location

The Masterplan area is located in Clonsilla. The Fingal Development Plan identifies Clonsilla as part of the metropolitan Dublin City and Suburbs area within its settlement hierarchy, and as a Level 4 centre within its retail hierarchy. Such centres are described as sustainable, vibrant, and prosperous, performing at a level sufficient to meet the retail needs of local populations.

The Masterplan lands are situated south of Clonsilla Town Centre. The Royal Canal lies adjacent to and south of the site. The Old School House lands are accessed from Porterstown Road at the eastern end of the site, as well as via the Royal Canal and its associated walkway, located immediately to the south.

The population within the surrounding context of the Study Area was recorded as 10,921 persons in the 2022 Census, based on CSO Small Areas.

The Masterplan lands comprise a linear, elongated portion of land adjacent to the Royal Canal in Clonsilla (see **Figure 5.1**). As per the current Fingal Development Plan, the area is subject to the ‘Residential Area’ zoning objective and is located within a highly sensitive landscape.

Having regarding to natural heritage, the Masterplan lands contain a variety of natural habitats. An evaluation of these habitats is provided in **Table 5.1**. As per September 2024, the lands contain a small amount of lady’s bedstraw (*Galium verum*). However, this is only an indicator species and not a high-quality indicator species. With only one indicator species present the habitat is classified as **GS2** (dry meadows and grassy verges) where applicable rather than **GS1** (dry calcareous and neutral grassland).

A total of 11 no. ecologically sensitive sites were identified within a 15km Zone of Influence of the Masterplan lands including the Royal Canal and River Liffey proposed Natural Heritage Areas (pNHAs). There were no invasive species found on the Masterplan lands, and therefore there is no likelihood of any new development proposals causing the spread of invasive species beyond the Masterplan lands boundaries and into sensitive ecosystems associated with SACs, SPAs or NHAs in the vicinity. Additional information regarding the ecology of the Masterplan lands is attached at Appendix 6 of the Masterplan document.

Having regard to the arboricultural characteristics of the Masterplan, an assessment of the same identified 77 no. individual trees, 8 no. tree groups, and 2 no. hedge features. The most common tree species were Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*) and Hawthorn (*Crataegus monogyna*) cumulatively accounting for 60% of the surveyed tree population. Other tree species occurred in smaller numbers and the hedges were mostly made up of Elder (*Sambucus nigra*) and Hawthorn (*Crataegus monogyna*).

The ecological assessment of the Masterplan lands confirms the suitability of existing trees for bat roosting. The canal adjacent to the Masterplan lands is important for water feeding species such as Daubenton’s bat (*Myotis daubentonii*). Planning applications for development proposals will require to be supported by the appropriate ecological assessment to ensure the biodiversity of the Masterplan lands is protected.

Table 5.1 - Evaluation of Habitats within the Masterplan lands (Source: Table 2.1 of the Draft Old School House Masterplan FCC (2025)).

Habitat	Evaluation	Rationale	Key Ecological Receptor
Scrub (WS1)	High	Inner overgrown sections towards the centre of the lands and along the site boundaries consist of dense areas of bramble which provide refuge and foraging habitat for birds and mammals.	Yes

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Habitat	Evaluation	Rationale	Key Ecological Receptor
Buildings & Artificial Surfaces (BL3)	Moderate-High	Feral pigeons were observed resting on the existing Old School House building and gaps in walls/roof provide potential roosting habitat for birds and bats.	Yes
Recolonising Bare Ground (ED3)	Low-Moderate	The entrance to the east is covered predominantly by gravel/spoil that is becoming recolonised by weeds and grasses.	No
Dry Meadows and Grassy Verges (GS2)	High	The western side of the lands is dominated by overgrown grassland displaying a wide range of plant species. Mammal signs such as tracks and droppings were also observed indicating use of the site as foraging habitat and potential nesting habitat for smaller mammals.	Yes
Hedgerows (WL1)	High	Hedgerows provide excellent foraging habitat for birds and mammals. Well established hedgerows are observed along the northern and southern boundaries.	Yes
Treelines (WL2)	High	A mature treeline is established along the north boundary provide nesting habitat for birds.	Yes

Figure 5.1 - Aerial View of Masterplan Lands and Surrounding Context (Source: Figure 1.2 of the Draft Old School House Masterplan for Clonsilla, FCC (2025)).



5.2 European Sites

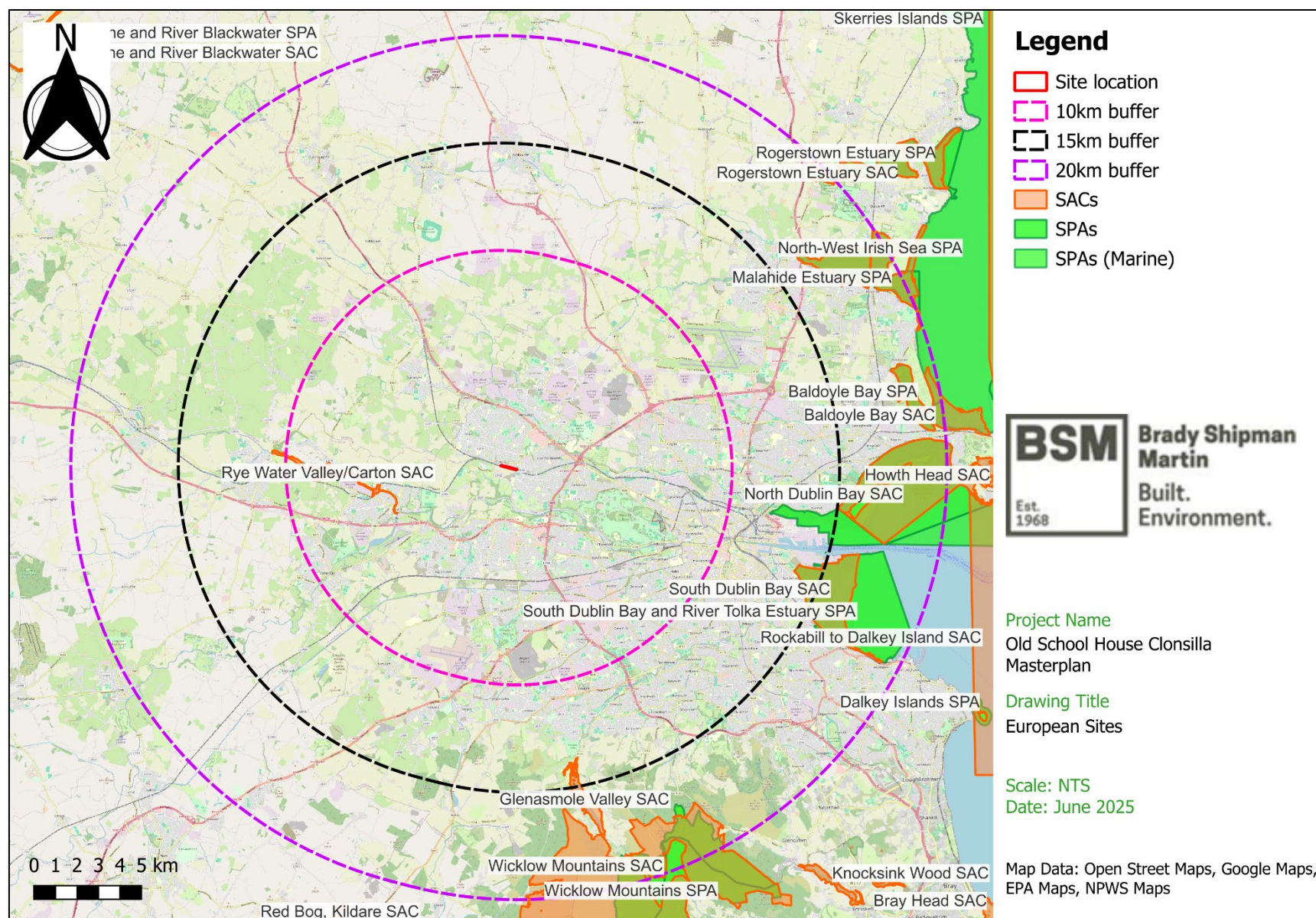
The nearest European sites are as follows (see **Figure 4.1**):

- Special Areas of Conservation (SACs)
 - Rye Water Valley/ Carton SAC (site code 001398), c. 5.1km to the west;
 - Glenasmole Valley SAC (site code 001209), c. 13.7km to the south;
 - South Dublin Bay SAC (site code 000210), c. 13.7km to the south-east.
 - North Dublin Bay SAC (site code 000206), c. 15.0km to the east;
 - Wicklow Mountains SAC (site code 002122), c. 15.9km south;
 - Malahide Estuary SAC (site code 000205), c. 16.3km to the north-east;
 - Baldoyle Bay SAC (site code 000199), c. 17.7km to the north-east;
 - Rogerstown Estuary SAC (site code 000208), c. 19.3km to the north-east;
 - Howth Head SAC (site code 000202), c. 20.5km to the east;
 - Rockabill to Dalkey Island SAC (site code 003000), c. 21.1km to the east;
 - Ireland's Eye SAC (site code 002193), c. 22.5km to the north-east.
- Special Protection Areas (SPAs)
 - South Dublin Bay and River Tolka Estuary SPA (site code 004024), c. 11.9km to the south-east;
 - North Bull Island SPA (site code 004006), c. 15km to the east;
 - Malahide Estuary SPA (site code 004025), c. 16.4km to the north-east;
 - Wicklow Mountains SPA (site code 004040), c. 17.2km south;
 - North-west Irish Sea SPA (site code 004236), c. 17.5km to the east;
 - Baldoyle Bay SPA (site code 004016), c. 18.0km to the north east;
 - Rogerstown Estuary SPA (site code 004015), c. 19.9km to the north-east;
 - Ireland's Eye SPA (site code 004117), c. 22.3km to the east;
 - Howth Head Coast SPA (site code 004113), c. 23.3km to the east.

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Figure 5.2 - European sites within 20km of the proposed works. 10, 15 and 20km radii are shown for scale.



5.3 Other designated areas (other than European sites)

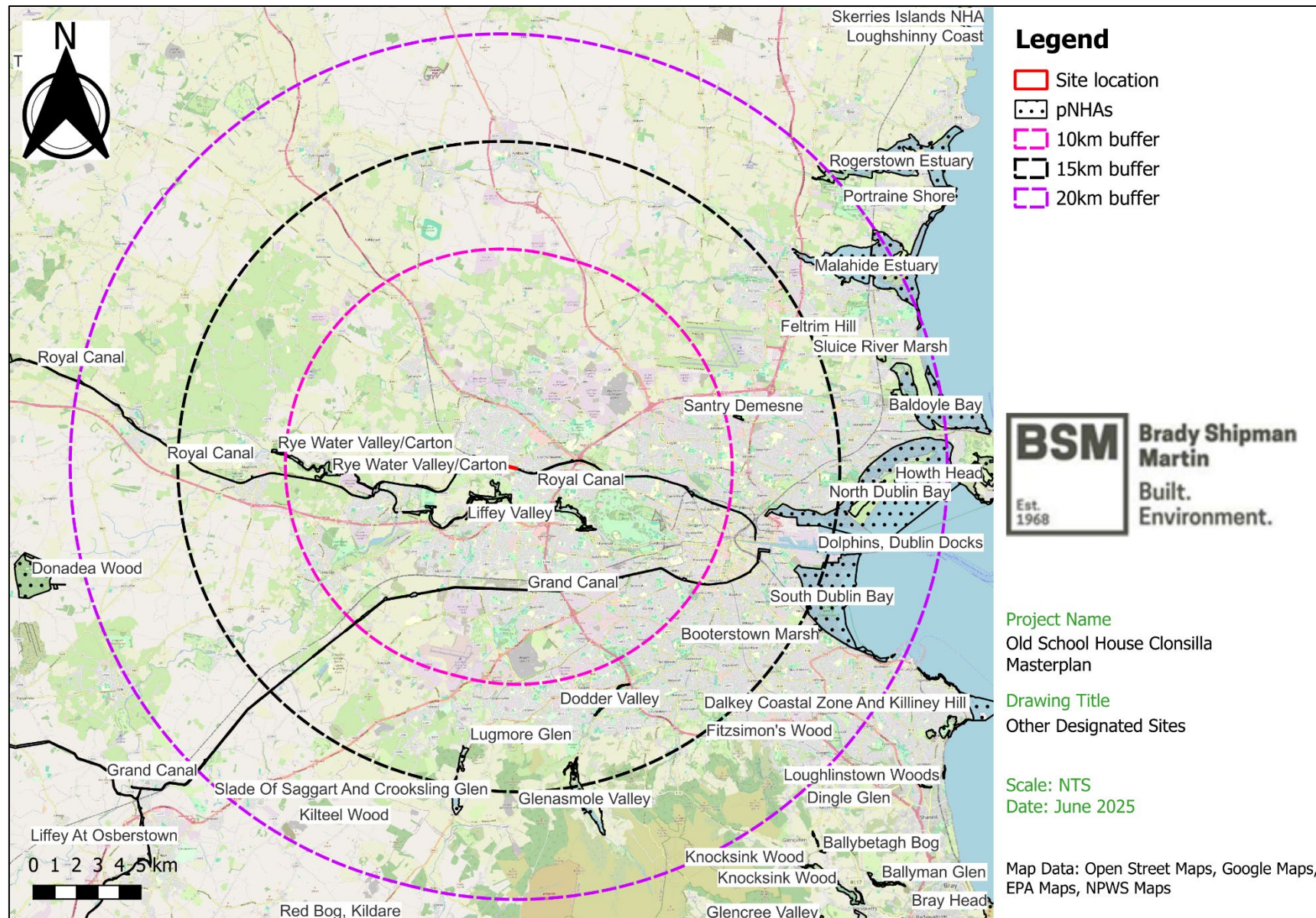
Designated sites other than European sites (i.e. proposed Natural Heritage Areas (pNHAs) and designated Natural Heritage Areas (NHAs)) nearby have been included in this assessment in order to address their potential to act as supporting sites for European sites. There are no fully designated NHAs in the Potential Zone of Influence. The nearest pNHAs are as follows (see **Figure 4.2**):

- Potential Natural Heritage Areas (pNHAs):
 - Royal Canal pNHA (site code 002103), within the study area;
 - Liffey Valley pNHA (site code 000128), c. 780m to the south;
 - Rye Water Valley / Carton pNHA (site code 001398), c. 5.3km to the south-west;
 - Grand Canal pNHA (site code 002104), c. 5.6km to the south;
 - Santry Demesne pNHA (site code 000178), c. 10.3km to the north east;
 - Dodder Valley pNHA (site code 000991), c. 11.1km to the south east;
 - North Dublin Bay pNHA (site code 000206), c. 11.7km to the east;
 - Lugmore Glen pNHA (site code 001212), c. 12.1km to the south;
 - Slade of Saggart and Crooksling Glen pNHA (site code 000211), c. 13.1km to the south;
 - South Dublin Bay pNHA (site code 000210), c. 13.7km to the south-east;
 - Glenasmole Valley pNHA (site code 001209), c. 13.7km to the south east;
 - Slade of Saggart and Crooksling Glen pNHA (site code 000211), c. 13.1km to the south;
 - Dolphins Dublin Docks pNHA (site code 000201), c. 14.8km to the south-east;
 - Feltrim Hill pNHA (site code 001208), c. 15.2km to the north-east;
 - Booterstown Marsh pNHA (site code 001205), c. 15.6km to the south-east;
 - Malahide Estuary pNHA (site code 000205), c. 16.3km to the north-east;
 - Fitzsimon's Wood pNHA (site code 001753), c. 16.7km to the south-east;
 - Sluice River Marsh pNHA (site code 001763), c. 17.5km to the north-east;
 - Baldoyle Bay pNHA (site code 000199), c. 17.7km to the north-east;
 - Killeel Wood pNHA (site code 001394), c. 17.7km to the south-west;
 - Rogerstown Estuary pNHA (site code 000208), c. 19.2km to the north-east;
 - Howth Head pNHA (site code 000202), c. 20.1km to the east;
 - Portrane Shore pNHA (site code 001215), c. 22.1km to the north-east.

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Figure 5.3 - pNHA sites within 20km of the proposed works. 10, 15 and 20km radii are shown for scale.



5.3.1 Watercourses, and pathways to European sites

The Plan Area is located within the Liffey and Dublin Bay catchment (09), the Liffey_SC_100 subcatchment (09_1) and the Liffey_180 river sub-basin. The Water Framework Directive (WFD) status of the rivers, transitional & coastal waterbodies in the vicinity of the Plan area ranges from 'poor' to 'good' during the 2016-2021 monitoring period. The waterbodies within the study area includes (refer to Figure 5.4):

- Royal Canal Main Line (Liffey and Dublin Bay) (IE_09_AWB_RCMLE0 (Good and the risk status is under 'review')

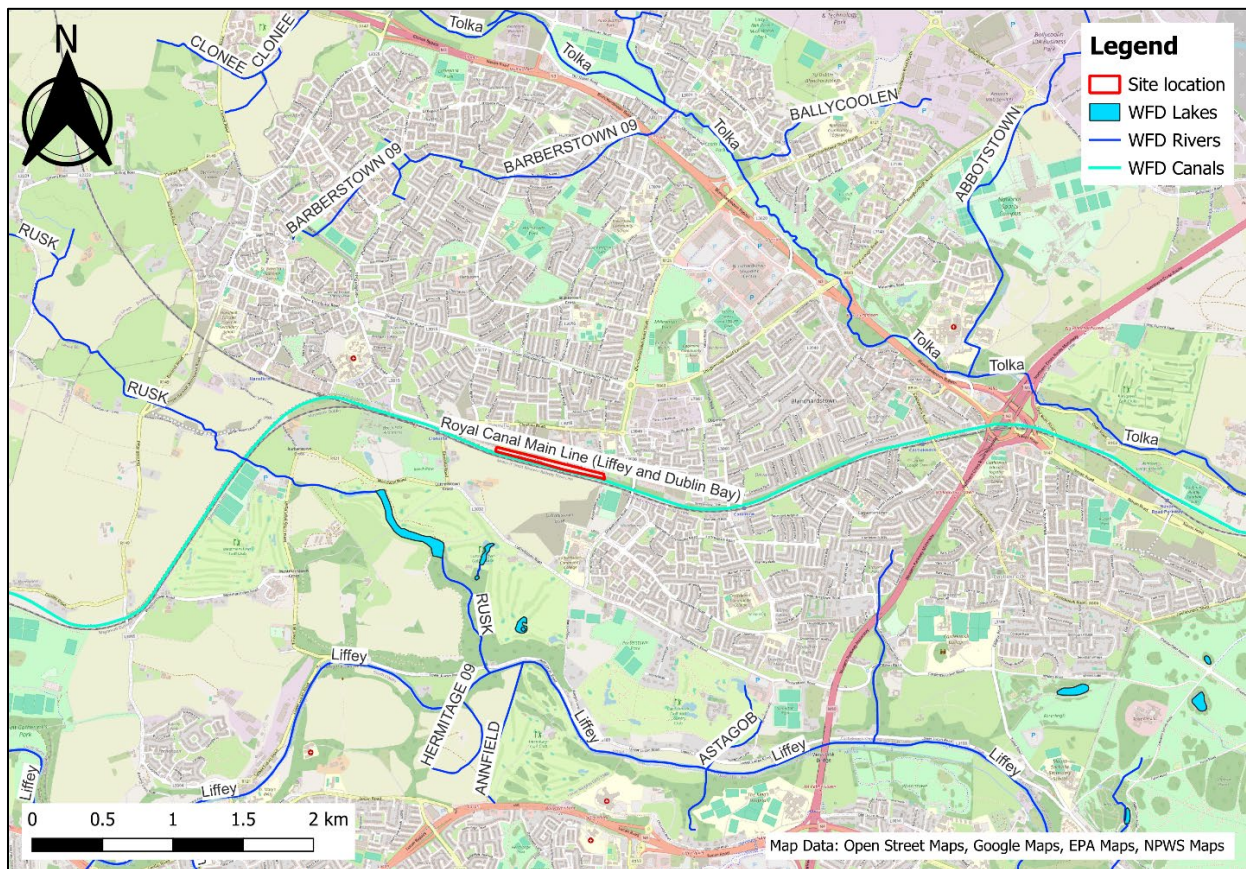
The River Liffey is c. 650m to the south-west and the River Tolka is c. 2km to the north-east and both these watercourses are unconnected to the study area.

The Plan Area is not affected by any fluvial / coastal floodplain and as such, lies wholly in Flood Zone C.

In accordance with the OPW Guidelines, all available sources of flood risk information were reviewed in the SFRA with the purpose of identifying any potential sources of flood risk to the Plan Area. The findings of the Stage 1 assessment indicate that lands within the Plan Area may be at risk of pluvial flooding and that the possibility of inundation from the Royal Canal should be further investigated. Therefore, in accordance with the OPW Guidelines, a Stage 2 flood risk assessment was carried out for the Plan Area and is presented in Section 5 of the SFRA.

The findings of the Stage 2 assessment indicate that lands within the Plan Area are not at significant risk of flooding from any source. Therefore, in accordance with the OPW Guidelines, no detailed stage 3 assessment needs to be carried out for the purposes of this SFRA. Given that no fluvial or coastal flood risk has been identified at the Plan Area, the Plan Area is wholly located in Flood Zone C and future development of any vulnerability classification (as defined in the OPW Guidelines) would be considered 'appropriate'. Residual impact of surface water to future development and off-site receptors should be mitigated through an effective surface water drainage network and surface water management.

Figure 5.4 - Waterbodies in the proximity of the proposed Masterplan site.



6 Potential impacts from the Proposed Masterplan, including in-combination effects

6.1 Description of any likely direct, indirect or secondary impacts of the Plan on European sites by virtue of:

6.1.1 Size and Scale

Masterplans are non-statutory in nature and contain detailed information to guide and promote the future development of selected lands by, *inter alia*, identifying issues and opportunities, establishing a long-term vision and formulating a framework of development objectives.

The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway, are supported as part of the overall development of the residentially zoned Masterplan lands. The **Strategic Objective** of the proposed Masterplan is to *promote the sustainable, orderly and sensitive development of the Masterplan lands*. Specific objectives for the Masterplan lands have been formulated in relation to five key themes, as detailed in **Section 4.3**.

Having regard to these aims and objectives, the Masterplan identifies specific preferred options, urban structure, transport and movement strategy, green infrastructure, and phasing, implementation and monitoring throughout the Masterplan area.

Information is provided regarding the urban structure pertaining to the Old School House lands, with a focus on, *inter alia*, land uses, built form, residential typologies and a conservation strategy.

The key Transport and Movement objectives for the Old School House Masterplan lands are as follows:

- The final route and design of any access routes shall have regard to the requirement to ensure the structural integrity of the Old School House building which is a Protected Structure.
- The feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands will be assessed.
- Walking and cycling routes appropriate for the local context will be included as part of the Masterplan lands.
- The development of the Masterplan lands will provide for and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

The Green Infrastructure objectives focus on ecologically driven landscaping, species protections, and sustainable drainage systems (SuDS), and a proposed SuDS Strategy layout is presented.

Taking account of the site area and potential quantum of residential units (c100 no. units), the future development of the Masterplan lands is anticipated to be undertaken within a single phase to occur typically over a period of c. 5 years. However, scope may exist to increase unit numbers where a planning application provides for the creation of a high quality residential environment and where compliance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 (or update thereof) and requirements of the Masterplan are demonstrated.

The implementation of the objectives contained within this Masterplan will be key to the appropriate development of the site for residential use. In alignment with Development Plan guidance, the Development Management process will assess planning applications for proposals on the Masterplan lands. Such applications must be adequately informed and supported by detailed statements/assessments that will clearly set out how proposals comply with relevant planning policy and Masterplan objectives. Given the constraints of the site, the implementation of the Masterplan may be complex and therefore it is envisaged that applicants will need to liaise with various stakeholder bodies such as, *inter alia*, Waterways Ireland and Uisce Éireann, for example, in order to address the referenced site constraints as set out within this Masterplan.

Essentially, planning applications will clearly demonstrate, *inter alia*, how proposals will:

- Deliver the appropriate residential development of the lands in terms of scale, height, appearance, density, open space etc;
- Ensure the protection of the natural environment and its biodiversity (and where possible its enhancement);
- Protect the integrity of the Old School House structure during the construction stage while providing for its restoration for a suitable residential use;
- Protect the Royal Canal from any detrimental impacts (during both construction and operational stages); and
- Ensure there is no impact upon the agreed Royal Canal Urban Greenway route.

Planning applications will be cognisant of the policies and objectives set out in the Fingal Development Plan regarding the sustainable residential development of the Masterplan lands. In particular, proposals comprising 100 no. units must clearly demonstrate the following, *inter alia*:

- Age Friendly Housing: new residential developments in excess of 100 units to provide 10% of the units as age friendly accommodation (Objective DMSO37).
- Public Art: new residential developments in excess of 100 units to provide for a piece of public art to be agreed with the Council (Objective DMSO194).

Other requirements include, but are not limited to:

- Compliance with public and private open space standards

- Public Open Space: acceptance of a financial contribution in lieu of Public Open Space at the Council's discretion (Objective DMSO53).
- Design Statements: All medium to large scale planning applications shall be accompanied by a Design Statement to address the contextual and design issues which have been taken into consideration as part of the scheme (Objective DMSO5). This shall include a Climate Action Energy Statement as part of the overall Design Statement (Policy CAP12).
- Sustainable Urban Drainage: SuDS shall incorporate nature-based solutions and have regard to the objectives set out in Fingal's Guidance Document – Green/ Blue Infrastructure for Development, as amended (Objective DMSO202).
- Refuse Arrangements: Ensure all new residential schemes include appropriate design measures for refuse storage areas (Objective DMSO239).

The Masterplan promotes the restoration and residential use of the Old School House and requires that the structure form an integral part of the overall development. It will also be of critical importance that the integrity of the Protected Structure is not compromised by the overall development of the site.

The Masterplan proposals provide for a new childcare/community facility to be located within the central portion of the site. To facilitate the delivery of this key piece of social infrastructure, it is required that no more than 75 residential units should be occupied prior to the completion of the proposed childcare/community facility.

Monitoring of the Masterplan and development interest and activity in respect of the Masterplan lands will be undertaken by Fingal County Council. The monitoring of the site is important as it has been identified within the Fingal Development Plan as being suitable for new residential development and as such can contribute to Fingal County Council's housing requirements.

Figure 6.1 - Map Extract from the Fingal Development Plan 2023-2029 (Sheet no.13 Blanchardstown South)



6.1.2 Land take

There is no requirement for land take from any European site under any of the projects/ opportunities /actions stated in the Masterplan.

6.1.3 Distance from European Site

There are no European (Natura 2000) sites within the framework plan area. The nearest sites (all sites within the potential zone of influence) are described in Section 5. A total of 11no. SACs and 9no. SPAs are located within 20km of the Plan area. The closest Natura 2000 site to the Plan area is the Rye Water Valley/ Carton SAC (site code 001398), c. 5.1km to the south-west. All the other Natura 2000 sites are in excess of 10km linear distance to the site.

6.1.4 Resource requirement

There are no resource requirements from any European site as a result of any of the projects/ opportunities /actions contained within the Masterplan.

6.1.5 Emissions (to land, water or air)

There are no emissions of any kind that would result in significant effects on any European site as a result of any of the projects/ opportunities /actions contained within the masterplan.

6.1.6 Excavations requirements

There are no excavation requirements from any European site as a result of any of the projects/ opportunities /actions contained within the Plan.

6.1.7 Transport requirements

There are no transport requirements related to any European site as a result of any of the projects/ opportunities /actions contained within the Masterplan.

6.2 Description of any likely changes arising as a result of:

6.2.1 Reduction in habitat area

The Masterplan proposes no reductions in habitat area in any European site.

6.2.2 Disturbance to key species

The projects/ opportunities /actions described within the Masterplan will not result in any disturbance to key species, in designated sites and elsewhere. No habitat or species disturbance will arise.

6.2.3 Habitat or species fragmentation

The projects/ opportunities /actions within the Masterplan will not result in habitat or species fragmentation.

There will be no loss, fragmentation, disruption, disturbance or other change to any element of any European site as a result of the implementation of the Masterplan, and no interference with the key relationships that define the structure or function of any European site.

6.2.4 Reduction in species density

The Masterplan will not result in any effects that have the potential to result in reduction in the extent of the qualifying habitats of European Sites, disturb qualifying species of European Sites in the wider surrounding area or affect species population.

6.2.5 Changes in key indicators of conservation value

The projects/ opportunities /actions within the Masterplan will not result in any changes to key indicators of conservation value. The Masterplan will not result in any interference with the key relationships that define the structure or function of any European site.

6.2.6 Climate change

The projects/ opportunities /actions contained in the Plan all align with the National Climate Action Plan 2025, the Fingal Development Plan 2023-2029 and the Fingal County Council Climate Change Action Plan 2019-2024. It is core strategy of the Fingal Development Plan 2023-2029 to continue to build mixed use communities at approximate locations across the County that can sustain and grow a low carbon society.

The SFRA has been prepared by McCloy Consulting (2025) in accordance with the OPW Guidelines and provides Stage 1 and 2 assessments of all sources of flood risk within the Plan Area. The report summarises that –

‘The findings of the Stage 1 assessment indicate that lands within the Plan Area may be at risk of pluvial flooding and that the possibility of inundation from the Royal Canal should be further investigated. Therefore, in accordance with the OPW Guidelines, a Stage 2 flood risk assessment was carried out for the Plan Area and is presented in Section 5 of the SFRA. The findings of the Stage 2 assessment indicate that lands within the Plan Area are not at significant risk of flooding from any source.

Given that no fluvial or coastal flood risk has been identified at the Plan Area, the Plan Area is wholly located in Flood Zone C and future development of any vulnerability classification (as defined in the OPW Guidelines) would be considered ‘appropriate’.

6.3 Description of any likely impacts on European sites in terms of:

6.3.1 Interference with the key relationships that define the structure of the site

The Masterplan will result in no interference with the key relationships that define the structure of any European site.

6.3.2 Interference with the key relationships that define the function of the site

The Masterplan will result in no interference with the key relationships that define the function of any European site.

Potential pathways for impacts to European sites within the potential Zone of Influence are presented in **Table 6.1**.

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Table 6.1 - Potential pathways for impacts to European sites within the potential Zone of Influence

Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
Special Areas of Conservation (SACs)			
Rye Water Valley/ Carton SAC (site code 001398), c. 5.1km to the southwest	<ul style="list-style-type: none"> [1014] Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1016] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) [7220] Petrifying springs with tufa formation (<i>Cratoneurion</i>)* <p>According to this SAC's site Conservation Objectives document (Version 1, dated 22 December 2021), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No
Glenasmole Valley SAC (site code 001209), c. 13.7km to the south	<ul style="list-style-type: none"> [6210] Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6410] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [7220] Petrifying springs with tufa formation (<i>Cratoneurion</i>)* <p>According to this SAC's site Conservation Objectives document (Version 1, dated 10 December 2021), for the listed QIs, the Conservation Objective is to restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No
South Dublin Bay SAC (site code 000210), c. 13.7km to the south-east	<ul style="list-style-type: none"> [1140] Mudflats and sandflats not covered by seawater at low tide 	<p>There is a potential hydrological pathway to this SAC via the Royal Canal. However, no significant effects on water quality, and therefore on the site's QIs, are predicted.</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<p>The following habitats are listed as Qualifying Interests on the NPWS website, but are not included in the Conservation Objectives document:</p> <ul style="list-style-type: none"> ■ [1210] Annual vegetation of drift lines ■ [1310] <i>Salicornia</i> and other annuals colonising mud and sand ■ [2110] Embryonic shifting dunes <p>According to this SAC's site Conservation Objectives document (Version 1, dated 22 August 2013), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>Surface/ground water arising during the implementation of the projects/opportunities or actions within the Masterplan could potentially contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network (including the Royal Canal) and from there, eventually, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan study area at Clonsilla and the objectives set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in the SAC. This is due to the significant separation between the Masterplan area and the European site – it is over 13.7km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to surface & foul water management are envisaged as a result of the implementation of the objectives of the Masterplan. Any development will be undertaken in accordance with the policies and objectives of the Fingal Development Plan 2023-2029.</p>	
North Dublin Bay SAC (site code 000206), c. 15.0km to the east	<ul style="list-style-type: none"> ■ [1140] Mudflats and sandflats not covered by seawater at low tide ■ [1210] Annual vegetation of drift lines ■ [1310] <i>Salicornia</i> and other annuals colonising mud and sand ■ [1330] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) ■ [1395] Petalwort (<i>Petalophyllum ralfsii</i>) 	<p>There is a potential hydrological pathway to this SAC via the Royal Canal. However, no significant effects on water quality, and therefore on the site's QIs, are predicted.</p> <p>Surface/ground water arising during the implementation of the projects/opportunities or actions within the Masterplan could potentially contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [2110] Embryonic shifting dunes [2120] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)* [2190] Humid dune slacks <p>According to this SAC's site Conservation Objectives document (Version 1, dated 6 November 2013), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>ground or the local surface water drainage network (including the Royal Canal) and from there, eventually, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan study area at Clonsilla and the objectives set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in the SAC. This is due to the significant separation between the Masterplan area and the European site – it is over 15km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to surface & foul water management are envisaged as a result of the implementation of the objectives of the Masterplan. Any development will be undertaken in accordance with the policies and objectives of the Fingal Development Plan 2023-2029.</p>	
Wicklow Mountains SAC (site code 002122), c. 15.9km south	<ul style="list-style-type: none"> [1355] Otter (<i>Lutra lutra</i>) [3110] Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3130] Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> [3160] Natural dystrophic lakes and ponds [4010] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4030] European dry heaths [4060] Alpine and Boreal heaths 	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/opportunities or actions proposed in the Masterplan.</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [6130] Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6230] Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* [7130] Blanket bogs (if active bog) [8110] Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8210] Calcareous rocky slopes with chasmophytic vegetation [8220] Siliceous rocky slopes with chasmophytic vegetation [91A0] Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles <p>According to this SAC's site Conservation Objectives document (Version 1, dated 31 July 2017), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>		
Malahide Estuary SAC (site code 000205), c. 16.3km to the north-east	<ul style="list-style-type: none"> [1140] Mudflats and sandflats not covered by seawater at low tide [1310] <i>Salicornia</i> and other annuals colonising mud and sand [1320] <i>Spartina</i> swards (<i>Spartinion maritimae</i>) [1330] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [2120] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) 	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)* <p>According to this SAC's site Conservation Objectives document (Version 1, dated 27 May 2013), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>		
Baldoyle Bay SAC (site code 000199), c. 17.7km to the north-east	<ul style="list-style-type: none"> [1140] Mudflats and sandflats not covered by seawater at low tide [1310] <i>Salicornia</i> and other annuals colonising mud and sand [1330] Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) <p>According to this SAC's site Conservation Objectives document (Version 1, dated 19 November 2012), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No
Rogerstown Estuary SAC (site code 000208), c. 19.3km to the north-east	<ul style="list-style-type: none"> [1130] Estuaries [1140] Mudflats and sandflats not covered by seawater at low tide [1310] <i>Salicornia</i> and other annuals colonising mud and sand [1330] Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) 	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [2120] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)* <p>According to this SAC's site Conservation Objectives document (Version 1, dated 14 August 2013), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>		
Howth Head SAC (site code 000202), c. 20.5km to the east	<ul style="list-style-type: none"> [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts [4030] European dry heaths <p>According to this SAC's site Conservation Objectives document (Version 1, dated 6 December 2016), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/opportunities or actions proposed in the Masterplan.</p>	No
Rockabill to Dalkey Island SAC (site code 003000), c. 21.1km to the east	<ul style="list-style-type: none"> [1170] Reefs [1351] Harbour Porpoise (<i>Phocoena phocoena</i>) <p>According to this SAC's site Conservation Objectives document (Version 1, dated 7 May 2013), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>There is a potential hydrological pathway to this SAC via the Royal Canal. However, no significant effects on water quality, and therefore on the site's QIs, are predicted.</p> <p>Surface/ground water arising during the implementation of the projects/opportunities or actions within the Masterplan could potentially contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network (including the Royal Canal) and from there, eventually, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan study area at Clonsilla and the objectives set out in the</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
		<p>Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in the SAC. This is due to the significant separation between the Masterplan area and the European site – it is over 21km (straight line distance) from the SAC. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to surface & foul water management are envisaged as a result of the implementation of the objectives of the Masterplan. Any development will be undertaken in accordance with the policies and objectives of the Fingal Development Plan 2023-2029.</p>	
Ireland's Eye SAC (site code 002193), c. 22.5km to the north-east	<ul style="list-style-type: none"> [1220] Perennial vegetation of stony banks [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts <p>According to this SAC's site Conservation Objectives document (Version 1, dated 27 January 2017), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SAC, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the qualifying interests of this site as a result of the implementation of the projects/opportunities or actions proposed in the Masterplan.</p>	No
Special Protection Areas (SPAs)			
South Dublin Bay and River Tolka Estuary SPA (site code 004024), c. 11.9km to the south-east	<ul style="list-style-type: none"> [A144] Sanderling (<i>Calidris alba</i>) [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A149] Dunlin (<i>Calidris alpina</i>) [A162] Redshank (<i>Tringa totanus</i>) [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A143] Knot (<i>Calidris canutus</i>) 	<p>There is a potential hydrological pathway to this SPA via the Royal Canal. However, no significant effects on water quality, and therefore on the site's SCIs, are predicted.</p> <p>Surface/ground water arising during the implementation of the projects/opportunities or actions within the Masterplan could potentially contain pollutants (foul water, silt, hydrocarbons and other</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [A192] Roseate Tern (<i>Sterna dougallii</i>) [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A141] Grey Plover (<i>Pluvialis squatarola</i>) [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [A194] Arctic Tern (<i>Sterna paradisaea</i>) [A193] Common Tern (<i>Sterna hirundo</i>) [A137] Ringed Plover (<i>Charadrius hiaticula</i>) [A999] Wetlands <p>According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network (including the Royal Canal) and from there, eventually, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan study area at Clonsilla and the objectives set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in the SPA. This is due to the significant separation between the Masterplan area and the European site – it is over 11.9km (straight line distance) from the SPA. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to surface & foul water management are envisaged as a result of the implementation of the objectives of the Masterplan. Any development will be undertaken in accordance with the Masterplan and objectives of the Fingal Development Plan 2023-2029.</p>	
North Bull Island SPA (site code 004006), c. 15km to the east	<ul style="list-style-type: none"> [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A048] Shelduck (<i>Tadorna tadorna</i>) [A052] Teal (<i>Anas crecca</i>) [A054] Pintail (<i>Anas acuta</i>) [A056] Shoveler (<i>Anas clypeata</i>) [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [A140] Golden Plover (<i>Pluvialis apricaria</i>) [A141] Grey Plover (<i>Pluvialis squatarola</i>) [A143] Knot (<i>Calidris canutus</i>) [A144] Sanderling (<i>Calidris alba</i>) 	<p>There is a potential hydrological pathway to this SPA via the Royal Canal. However, no significant effects on water quality, and therefore on the site's SCIs, are predicted.</p> <p>Surface/ground water arising during the implementation of the projects/opportunities or actions within the Masterplan could potentially contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network (including the Royal Canal) and from there, eventually, to the sea.</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [A149] Dunlin (<i>Calidris alpina</i>) [A156] Black-tailed Godwit (<i>Limosa limosa</i>) [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A160] Curlew (<i>Numenius arquata</i>) [A162] Redshank (<i>Tringa totanus</i>) [A169] Turnstone (<i>Arenaria interpres</i>) [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A999] Wetland <p>According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan study area at Clonsilla and the objectives set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in the SPA. This is due to the significant separation between the Masterplan area and the European site – it is over 15km (straight line distance) from the SPA. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to surface & foul water management are envisaged as a result of the implementation of the objectives of the Masterplan. Any development will be undertaken in accordance with the Masterplan and objectives of the Fingal Development Plan 2023-2029.</p>	
Malahide Estuary SPA (site code 004025), c. 16.4km to the north-east	<ul style="list-style-type: none"> [A005] Great Crested Grebe (<i>Podiceps cristatus</i>) [A046] Brent Goose (<i>Branta bernicla hrota</i>) [A048] Shelduck (<i>Tadorna tadorna</i>) [A054] Pintail (<i>Anas acuta</i>) [A067] Goldeneye (<i>Bucephala clangula</i>) [A069] Red-breasted Merganser (<i>Mergus serrator</i>) [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [A140] Golden Plover (<i>Pluvialis apricaria</i>) [A141] Grey Plover (<i>Pluvialis squatarola</i>) [A143] Knot (<i>Calidris canutus</i>) [A149] Dunlin (<i>Calidris alpina alpina</i>) [A156] Black-tailed Godwit (<i>Limosa limosa</i>) [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A162] Redshank (<i>Tringa tetanus</i>) 	<p>There is no hydrological pathway between the Masterplan Area and this SPA, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the special conservation interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [A999] Wetlands <p>According to this SPA's site Conservation Objectives document (Version 1, dated 16 August 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>		
Wicklow Mountains SPA (site code 004040), c. 17.2km south	<ul style="list-style-type: none"> [A098] Merlin (<i>Falco columbarius</i>) [A103] Peregrine (<i>Falco peregrinus</i>) <p>According to this SPA's site Conservation Objectives document (Version 1, dated 16 July 2024), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SPA, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the special conservation interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No
North-west Irish Sea SPA (site code 004236), c. 17.5km to the east	<ul style="list-style-type: none"> [A065] Common Scoter (<i>Melanitta nigra</i>) [A001] Red-throated Diver (<i>Gavia stellata</i>) [A003] Great Northern Diver (<i>Gavia immer</i>) [A009] Fulmar (<i>Fulmarus glacialis</i>) [A013] Manx Shearwater (<i>Puffinus puffinus</i>) [A018] Shag (<i>Phalacrocorax aristotelis</i>) [A017] Cormorant (<i>Phalacrocorax carbo</i>) [A862] Little Gull (<i>Larus minutus</i>) [A188] Kittiwake (<i>Rissa tridactyla</i>) [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A182] Common Gull (<i>Larus canus</i>) [A183] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A184] Herring Gull (<i>Larus argentatus</i>) [A187] Great Black-backed Gull (<i>Larus marinus</i>) [A195] Little Tern (<i>Sterna albifrons</i>) [A192] Roseate Tern (<i>Sterna dougallii</i>) 	<p>There is a potential hydrological pathway to this SPA via the Royal Canal. However, no significant effects on water quality, and therefore on the site's SCIs, are predicted.</p> <p>Surface/ground water arising during the implementation of the projects/opportunities or actions within the Masterplan could potentially contain pollutants (foul water, silt, hydrocarbons and other chemicals). Such contaminated water could potentially discharge to the ground or the local surface water drainage network (including the Royal Canal) and from there, eventually, to the sea.</p> <p>There would be no significant effects on the conservation objectives of the European site should this occur, given the nature and location of the Masterplan study area at Clonsilla and the objectives set out in the Masterplan. Even in the event of a pollution incident significant enough to impact upon surface/ground water quality locally, it is reasonable to assume that this would not be perceptible in the SPA. This is due to the significant separation between the Masterplan area and the European</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [A193] Common Tern (<i>Sterna hirundo</i>) [A194] Arctic Tern (<i>Sterna paradisaea</i>) [A204] Puffin (<i>Fratercula arctica</i>) [A200] Razorbill (<i>Alca torda</i>) [A199] Guillemot (<i>Uria aalge</i>) <p>According to this SPA's site Conservation Objectives document (Version 1, dated 19 September 2023), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>site – it is over 17.5km (straight line distance) from the SPA. In addition, significant dilution and mixing of surface and sea water would occur.</p> <p>There will be no loss of habitat or species, or disturbance to the qualifying interests of this site as a result of the implementation of the Masterplan.</p> <p>No operational impacts on this European site related to surface & foul water management are envisaged as a result of the implementation of the objectives of the Masterplan. Any development will be undertaken in accordance with the Masterplan and objectives of the Fingal Development Plan 2023-2029.</p>	
Baldoyle Bay SPA (site code 004016), c. 18.0km to the north east	<ul style="list-style-type: none"> [A046] Brent Goose (<i>Branta bernicla hrota</i>) [A048] Shelduck (<i>Tadorna tadorna</i>) [A137] Ringed Plover (<i>Charadrius hiaticula</i>) [A140] Golden Plover (<i>Pluvialis apricaria</i>) [A141] Grey Plover (<i>Pluvialis squatarola</i>) [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A999] Wetlands <p>According to this SPA's site Conservation Objectives document (Version 1, dated 27 February 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SPA, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the special conservation interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No
Rogerstown Estuary SPA (site code 004015), c. 19.9km to the north-east	<ul style="list-style-type: none"> [A043] Greylag Goose (<i>Anser anser</i>) [A046] Brent Goose (<i>Branta bernicla hrota</i>) [A048] Shelduck (<i>Tadorna tadorna</i>) [A056] Shoveler (<i>Anas clypeata</i>) [A130] Oystercatcher (<i>Haematopus ostralegus</i>) [A137] Ringed Plover (<i>Charadrius hiaticula</i>) 	<p>There is no hydrological pathway between the Masterplan Area and this SPA, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the special</p>	No

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Site	Reasons for designation (information correct as of June 2025) (*indicates a priority habitat under the Habitats Directive)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	<ul style="list-style-type: none"> [A141] Grey Plover (<i>Pluvialis squatarola</i>) [A143] Knot (<i>Calidris canutus</i>) [A149] Dunlin (<i>Calidris alpina alpina</i>) [A156] Black-tailed Godwit (<i>Limosa limosa</i>) [A162] Redshank (<i>Tringa tetanus</i>) [A999] Wetlands <p>According to this SPA's site Conservation Objectives document (Version 1, dated 20 May 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	conservation interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.	
Ireland's Eye SPA (site code 004117), c. 22.3km to the east	<ul style="list-style-type: none"> [A017] Cormorant (<i>Phalacrocorax carbo</i>) [A184] Herring Gull (<i>Larus argentatus</i>) [A188] Kittiwake (<i>Rissa tridactyla</i>) [A199] Guillemot (<i>Uria aalge</i>) [A200] Razorbill (<i>Alca torda</i>) <p>According to this SPA's site Conservation Objectives document (Version 1, dated 12 November 2024), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SPA, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the special conservation interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No
Howth Head Coast SPA (site code 004113), c. 23.3km to the east	<ul style="list-style-type: none"> [A188] Kittiwake (<i>Rissa tridactyla</i>) <p>According to this SPA's site Conservation Objectives document (Version 1, dated 29 October 2024), for each of the listed SCIs, the Conservation Objective is to restore the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.</p>	<p>There is no hydrological pathway between the Masterplan Area and this SPA, and there is no potential for habitat loss or degradation.</p> <p>There will be no impacts on water quality or any other emissions and no loss of habitat or species, fragmentation or disturbance to the special conservation interests of this site as a result of the implementation of the projects/ opportunities or actions proposed in the Masterplan.</p>	No

6.4 Summary of potential impacts of the Proposed Project

There will be no loss of any habitat or species listed as a QI or SCI of any designated site as a consequence of the implementation of the Masterplan. There is, therefore, no potential for the effects of habitat loss or fragmentation to occur.

There will also be no significant effects on any European sites as a result of:

- Habitat loss and/or fragmentation;
- Land-take;
- Resource requirements such as water abstraction;
- Impacts to habitat structure;
- Mortality to species (such as roadkill);
- Noise pollution / vibration impacts;
- Light pollution;
- Emissions to air (including dust);
- Emissions to water.

Additionally, for the reasons outlined in this report for the European sites, no impacts on any other designated sites including proposed Natural Heritage Areas, will occur.

7 Mitigation specific to European sites

This screening assessment is consistent with the judgment of the European Court in Case C-323/17, *People Over Wind & Sweetman v Coillte* (Judgment of the Court (Seventh Chamber) of 12 April 2018) and the recent case-law of the High Court, including *Heather Hill Management Company CLG v An Bord Pleanála* [2019] IEHC 450 and *Sweetman v An Bord Pleanála* [2020] IEHC 39.

It is also consistent with the judgment in *Eco Advocacy CLG v An Bord Pleanála* [2021] IEHC 265. In that case, *Humphreys J* confirmed the core legal principle, being that regard should not be had to mitigation measures at AA screening stage. *Humphreys J* decided in that case that clarification was required from the CJEU on the matter (as it related to the consideration of SUDs and whether these represented mitigation measures).

The CJEU, in its ruling on this case dated 15 June 2023 clarified issues defining mitigation in the context of European sites². It confirmed that Article 6(3) of Directive 92/43 must be interpreted as meaning that, in order to determine whether it is necessary to carry out an appropriate assessment of the implications of a plan or project for a site, account may be taken of the features of that plan or project which involve the removal of contaminants and which therefore may have the effect of reducing the harmful effects of the plan or project on that site, where those features have been incorporated into that plan or project as standard features, inherent in such a plan or project, irrespective of any effect on the site.

In relation to European sites, there will be no impacts capable of giving rise to any likely significant effects as a result of the implementation of the Masterplan.

No mitigation is necessary or proposed for the protection of European sites.

8 In-combination effects

It is a requirement of Section 177U of the Planning Acts that, when considering whether a plan or project will have a significant effect on a European site, the assessment must take into account in-combination effects with other plans and projects. The assessment should consider plans and projects that are completed, approved but uncompleted, or proposed (but not yet approved)³. If there are identified effects arising from the plan or project, even if they are perceived as minor and not likely to have a significant effect on the integrity of a European site

alone, then these effects must be considered in combination with the effects arising from other plans and projects.

Fingal Development Plan 2023-2029 sets out the Council's policies and objectives for the development of the County over the Plan period and has been subject to Strategic Environmental Assessment (SEA) and AA. It seeks to develop and improve, in a sustainable manner the social, economic, environmental and cultural assets of the County. The Plan has had due regard to all relevant policies and objectives set out in the Development Plan.

The Plan is a Local Authority Plan, as required under the Fingal Development Plan 2023-2029 (refer to Table 2.19: List of proposed Framework Plans – Clonsilla (FP 13.C)).

On the basis of objective information it can be excluded that the implementation of the Plan, individually or in combination with other plans or projects, will have a significant effect on a European site.

A number of other plans were considered when assessing in-combination effects, but it was determined that there would be no in-combination effects with these:

- Revised National Planning Framework (April 2025);
- Regional Spatial and Economic Strategies (RSES) for the East and Midlands Area;
- Eastern & Midland Regional Assembly Regional Spatial and Economic Strategy (2019 – 2031);
- Climate Action Plan 2025;
- Fingal County Council's Climate Action plan (2024 – 2029);
- Fingal Biodiversity Action Plan 2023-2030;
- Forest of Fingal - A Tree Strategy for Fingal 2023-2032;
- Fingal Tourism Strategy 2023-2029.

9 Screening conclusion

Following review of the Plan against the Conservation Objectives of the relevant European sites, it is concluded that there is no possibility that the implementation of the Masterplan could result in any likely significant effects on European sites on its own or in combination with other plans and programmes. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

In view of best scientific knowledge therefore, this report concludes that **the Draft Old School House Masterplan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites** under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Masterplan does not require an Appropriate Assessment and the preparation of a Natura Impact Report.

10 Adoption of the Old School House Masterplan

The Draft Old School House Masterplan went on public display from 30 June 2025 to 11 August 2025 (inclusive of both dates) at the Fingal County Council Offices at County Hall, Main Street, Swords, County Dublin, and at Blanchardstown Public Library, The Civic Centre, Blanchardstown Centre, Dublin 15, and on the County Council's online portal: <https://consult.fingal.ie/en/browse>.

A total of 277 no. submissions were received from members of the public and other interested parties in relation to the Draft Old School House Masterplan during the public display period. In addition, a submission was received from the Environmental Protection Agency (EPA) and from the Department of Housing, Local Government and Heritage.

The report of the Chief Executive included recommendations for minor, non-material modifications to the Draft Masterplan as a result of the consultation process. The alterations were screened for the requirement for Appropriate Assessment and Strategic Environmental Assessment and no likely significant environmental effects were identified. Refer to Table 10.1 below.

The Old School House Masterplan, incorporating the recommended amendments, was subsequently adopted by the members of Fingal County Council, on 10 November 2025.

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Table 10.1 – Screening of the recommended Amendments

In this table, text deleted from the Draft Old School House Masterplan is shown as ~~red strikethrough~~, while new text is shown as *green italic*.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
CE's Rec (1)	<p>Section 3.2 Built Heritage</p> <p>Insert the following text within Section 3.2 - Built Heritage, after the last paragraph on page 15:</p> <p><i><u>It is considered that, having regard to the uses permitted for consideration under the RA – Residential Area zoning objective, a suitable use for the Old School House would include a community use to allow the building to serve as a cultural and community resource for the new housing to be provided on the Masterplan lands but also for the wider area of Clonsilla.</u></i></p>	<p>This amendment provides for additional text to provide for community use of the lands alongside the current zoned residential use and aims to provide positive effects to the local population & community.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment provides for additional text to provide for community use of the lands alongside the current zoned residential use and aims to provide positive effects to the local population & community.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
CE's Rec (2)	<p>Section 3.2 Restoration of the Old School House</p> <p>Insert the following text within Section 3.2 – Restoration of the Old School House, after the last paragraph on page 16:</p> <p><i><u>Given the importance of the Old School House to the local community in terms of the identity of the Clonsilla area as a whole, the use of the building for a community or cultural use would be welcomed.</u></i></p>	<p>This amendment provides for additional text to provide for community/ cultural use of the Old School House building and aims to provide positive effects to the local population & community.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment provides for additional text to provide for community/ cultural use of the Old School House building and aims to provide positive effects to the local population & community.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>



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Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
ACM Rec (1)	<p>Table 3-2 Restoration of the Old School House, page 17 as follows:</p> <ul style="list-style-type: none"> Potentially realising <u>and promoting</u> its restoration for a new <u>community/cultural use</u> or residential use <u>if appropriate</u>. 	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (2)	<p>ACM Recommendation (2) – Section 4.1 Vision Statement</p> <p>Amend the following text in Section 4.1 Vision Statement, page 18 to read:</p> <p>The principal aim of the Masterplan is to ensure the orderly and sustainable development of the lands that will create a new residential environment and <u>promote</u> the restoration and residential <u>appropriate</u> use of the Old School House building <u>for uses including community/cultural or childcare</u>.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>

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Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
ACM Rec (3)	<p>ACM Recommendation (3) – Section 5.1 Built Heritage</p> <p>Amend the following text in Section 5.1 Built Heritage, page 22 to read:</p> <p><i>The Old School House (Protected Structure) will be restored and brought back into active use for <u>community/cultural</u> a residential <u>use</u> as part of the sustainable development of the lands.</i></p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (4)	<p>ACM Recommendation (4) – Table 5.1 Built Heritage</p> <p>Amend the following text in Table 5.1 Built Heritage, page 23 to read:</p> <p><i><u>Promote the</u> restoration/reuse of former school building for <u>community/cultural</u> or residential use. Development proposals will not impact the integrity of any Protected Structure.</i></p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>



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Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
ACM Rec (5)	<p>Amend Figure 5-3 on page 24 as follows.</p> <ul style="list-style-type: none"> Insert text to read: Sensitive Restoration of OSH to Housing <u>Community/Cultural Facility</u>. 	<p>This is a minor amendment to update the legend on Figure 5.3 in line with previous recommendations.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This is a minor amendment to update the legend on Figure 5.3 in line with previous recommendations.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (6)	<p>ACM Recommendation (6) – Section 5.4 Potential and Appropriate Uses</p> <p>Amend the following text within Section 5.4, subsection, Potential and Appropriate Uses, on page 30, to read:</p> <p>Given the location of proposed residential buildings along with amenity space in the area of the Old School House building, it is deemed appropriate to develop the Old School House building for residential use <u>a community/cultural use to serve the Clonsilla area</u>.</p> <p>The restoration of the Old School House <u>as a community/cultural facility</u> will treat the built heritage in a similar way, forming a heritage inspired backdrop to new residential buildings.</p> <p>The degraded nature of the building fabric, particularly the need to reconstruct much of the interior, may in principle allow for its redevelopment <u>as a cultural/community facility</u>. single residence or as several residential units.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community infrastructure.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community infrastructure.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (7)	<p>Amended the following text within Section 8.2, subsection Implementation, on page 43 to read:</p> <ul style="list-style-type: none"> Protect the integrity of the Old School House structure during the construction stage while 	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local</p>

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Appropriate Assessment Screening Report

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	<p>providing for promoting its restoration for a suitable residential <u>community/cultural use</u>.</p> <p>The Masterplan promotes the restoration and residential use of the Old School House and requires that the structure form an integral part of the overall development.</p>	<p>positive effects to the local population by provision of additional community infrastructure.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>population by provision of additional community infrastructure.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (8)	<p>ACM Recommendation (8) – Section 8.2, Implementation</p> <p>Add the following additional text to second bullet point in 8.2, p.43 to read:</p> <ul style="list-style-type: none"> Ensure the protection of the natural environment and its biodiversity (and where possible its enhancement), <u>through a comprehensive ecological assessment incorporating specialist surveys in relation to badgers, bats, flora and fauna in advance of development.</u> 	<p>This amendment provides additional text and commits to undertake a comprehensive ecological assessment prior to any development on site. This amendment aims to protect overall Biodiversity for the masterplan area.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment provides additional text and commits to undertake a comprehensive ecological assessment prior to any development on site. This amendment aims to protect overall Biodiversity for the masterplan area.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for biodiversity with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>



11 References

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Appendix I: Background

The European² network is a Europe-wide network of ecologically important sites (SPAs and cSACs – also known as ‘European Sites’ or ‘Natura 2000 sites’) that have been designated for protection under either the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds) or the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna).

The main aim of the Habitats Directive is *“to contribute towards ensuring biodiversity through the conservation of natural habitats of wild fauna and flora in the European territory of the Member States to which the treaty applies”*. Any actions taken must be designed to *“maintain or restore, at a favourable conservation status, natural habitats and species of wild fauna and flora of Community interest”*. Under Article 6 of the Habitats Directive, an assessment is required where a plan or project may give rise to significant effects upon a European site.

In addition, it is a matter of law that candidate SACs (cSACs) and Sites of Community Importance (SCI) are considered in this process;

Article 6 (paragraphs (3) and (4)) of the Habitats Directive states that:

(3) Any plan or project not directly connected with or necessary to the management of the site but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site’s conservation objectives. In the 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.

(4) If, in spite of a negative assessment of the implications for the 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 social or economic nature, the Member State 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 requirements of the Habitats Directive are transposed into Irish law by means of the Birds and Natural Habitats Regulations and by the Planning Acts.

In Ireland, the statutory agency responsible for the designated areas is NPWS.

Stages in the assessment

European Commission guidance (2001)³ sets out the principles on how to undertake decision making in applying the Habitats Directive. The requirements of the Habitats Directive comprise four distinct stages:

Stage 1: Screening is the process which initially identifies the likely significant effects upon a European site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts may be significant. It is important to note that the burden of evidence is to show, on the basis of objective information, that there will be no significant effect; if the effect may be significant, or is not known, that would trigger the need for an Appropriate Assessment. There is European Court of Justice case law to the

² The EU Habitats Directive, Article 3.1, states “A Coherent European ecological network of Special Areas of Conservation and Special Protection Areas pursuant to Directive 79/409/EEC shall be set up under the title European”

³ European Commission (2001) *Assessment of Plans and Projects Significantly Affecting European Sites: Methodological Guidance on the Provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC*

effect that unless the likelihood of a significant effect can be ruled out on the basis of objective information, then an Appropriate Assessment must be made.

Stage 2: Appropriate Assessment is the detailed consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's conservation objectives and its structure and function. This is to determine with scientific certainty whether or not there will be adverse effects on the integrity of the site in light of its conservation objectives. This stage also includes the development of mitigation measures to avoid or reduce any possible impacts.

Stage 3: Assessment of alternative solutions is the process which examines alternative ways of achieving the objectives of the project or plan that would avoid impacts on the integrity of the European site, should avoidance or mitigation measures be unable to cancel out adverse effects.

Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain. At Stage 4 an assessment is made with regard to whether or not the development is necessary for imperative reasons of overriding public interest (IROPI) and, if so, of the compensatory measures needed to maintain the overall coherence of the European network.

Conservation Objectives of European sites

The conservation objectives for a European Site are intended to represent the aims of the Habitats and Birds Directives in relation to that site. To this end, habitats and species of European Community importance should be maintained or restored to 'favourable conservation status' (FCS), as defined in Article 1 of the Habitats Directive below:

The conservation status of a natural habitat will be taken as 'favourable' when:

- Its natural range and the area it covers within that range are stable or increasing;
- The specific structure and functions which are necessary for its long term maintenance exist and are likely to continue to exist for the foreseeable future;
- Conservation status of typical species is favourable as defined in Article 1(i).

The conservation status of a species will be taken as favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future;
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Guidance from the European Commission⁴ indicates that the Habitats Directive intends FCS to be applied at the level of an individual site, as well as to habitats and species across their European range. Therefore, in order to properly express the aims of the Habitats Directive for an individual site, the conservation objectives for a site are essentially to maintain (or restore) the habitats and species of the site at (or to) FCS.

The European Commission guidance recommends that screening should fulfil the following steps:

1. Determine whether the plan (or policy) is directly connected with or necessary for the management of European sites;
2. Describe the plan and describe and characterise any other plans or projects which, in combination, have the potential for having significant effects on European sites;
3. Identify the potential effects on European sites;

Assess the likely significance of any effects on European sites.

⁴ Managing European sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC. (European Commission 2000)

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**Appropriate Assessment (AA) Screening Determination under the EU Habitats Directive 6(3) and
European Union (Birds and Natural Habitats) Regulations 2011 (as amended) for the Old School
House Masterplan**

An Appropriate Assessment (AA) Screening determination has been made by Fingal County Council regarding the Old School House Masterplan in accordance with the EU Habitats Directive 6(3), Regulation 42 of the European Union (Birds and Natural Habitats) Regulations 2011 (as amended) and Section 177U of the Planning and Development Act 2000 (as amended).

The Old School House Masterplan provides a framework for sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands.

Proposed plans must undergo a formal 'test' or 'screening' to ascertain whether they are likely to result in any significant adverse effects on specific sites designated for their nature conservation importance. These sites are those designated under the European Commission's Natura 2000 network of sites (European sites). European sites are designated on the basis of the presence of certain habitats and species that are deemed to be of international importance. The Irish Government, and planning authorities, have a legal obligation to protect these sites. The Habitats Directive requires the screening of plans and projects. If the screening process concludes that likely significant effects cannot be ruled out, then a more detailed assessment is required.

Following review of the Masterplan against the Conservation Objectives of the relevant European sites, it is concluded that there is no possibility that the implementation of the Old School House Masterplan could result in any likely significant effects on European sites either on its own or in combination with other plans and programmes. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

The findings of the AA process are detailed in the AA Screening Report that accompanies this Determination. Fingal County Council concluded that there is no possibility that the implementation of the Masterplan could result in any likely significant effects on European site, individually or combined with other plans and programmes. The Masterplan does not require an Appropriate Assessment and the preparation of a Natura Impact Report. The Plan was screened out for Appropriate Assessment based on the nature of the Framework Plan and in accordance with the source-pathway-receptor model.

Name/Signature

Title: Senior Planner, Fingal County Council

Date: 10th November 2025