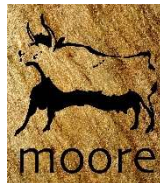


# Report for the purposes of Appropriate Assessment Screening

## Rockbrae Residential Development

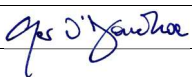
Prepared by: Moore Group – Environmental Services

25 June 2025



On behalf of Wicklow County Council

<b>Project Proponent</b>	Wicklow County Council
<b>Project</b>	Rockbrae Residential Development
<b>Title</b>	Report for the purposes of Appropriate Assessment Screening Rockbrae Residential Development

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<b>Moore Archaeological and Environmental Services Limited</b>				

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## Abbreviations

AA	Appropriate Assessment
ABP	An Bord Pleanála
CEMP	Construction Environmental Management Plan
EEC	European Economic Community
EPA	Environmental Protection Agency
EU	European Union
FWPM	Freshwater Pearl Mussel
GIS	Geographical Information System
LAP	Local Area Plan
NHA	Natural Heritage Area
NIS	Natura Impact Statement
NPWS	National Parks and Wildlife Service
OSI	Ordnance Survey Ireland
pNHA	proposed Natural Heritage Area
SAC	Special Area of Conservation
SPA	Special Protection Area
SuDS	Sustainable Drainage System
UÉ	Uisce Éireann
WFD	Water Framework Directive

# 1. Introduction

## 1.1. General Introduction

This report for the purposes of Appropriate Assessment (AA) Screening contains information required for the competent authority to undertake screening for Appropriate Assessment (AA) in respect of the construction and operation of a residential development at Rockbrae, Bray, Co. Wicklow (hereafter referred to as the Proposed Development) to determine whether it is likely individually or in combination with other plans or projects to have a significant effect on any European sites, in light of best scientific knowledge.

Having regard to the provisions of the Planning and Development Act 2000, as amended (the “Planning Acts”) (section 177U), the purpose of a screening exercise under section 177U of the PDA 2000 is to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European site.

If it cannot be *excluded* on the basis of objective information that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site then it is necessary to carry out a Stage 2 appropriate assessment under section 177V of the Planning Acts.

When screening the project, there are two possible outcomes:

- the project poses no potential for the possibility of a significant effect and as such requires no Stage 2 assessment; or
- the project has potential to have a significant effect (or this is uncertain and therefore cannot be excluded) and therefore a Stage 2 Appropriate Assessment of the project is necessary.

This report has been prepared by Moore Group - Environmental Services to enable the competent authority to carry out AA screening in relation to the Proposed Development. The report was compiled by Ger O’Donohoe B.Sc. Applied Aquatic Sciences (ATU Galway, 1993) & M.Sc. Environmental Sciences (TCD, 1999) who has over 30 years’ experience in environmental impact assessment and has completed numerous Appropriate Assessment Screening Reports and Natura Impact Statements on terrestrial and aquatic habitats for various development types.

## 1.2. Legislative Background - The Habitats and Birds Directives

Article 6(3) and 6(4) of the Habitats Directive are transposed into Irish Law inter alia by the Part XAB of the Planning Acts (in particular section 177U and 177V) which governs the requirement to carry out appropriate assessment screening and appropriate assessment, where required, per Section 1.1 above.

The Habitats Directive (Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora) is the main legislative instrument for the protection and conservation of biodiversity in the European Union (EU). Under the Habitats Directive, Member States are obliged to designate Special Areas of Conservation (SACs) which contain habitats or species considered important for protection and conservation in a EU context.

The Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds), transposed into Irish law by the Bird and Natural Habitats Regulations 2011 as amended, and the Wildlife Act 1976, as amended, is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. Among other things, the Birds Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention.

SACs designated under the Habitats Directive and SPAs, designated under the Birds Directive, form a pan-European network of protected sites known as Natura 2000. The Habitats Directive sets out a unified system for the protection and management of SACs and SPAs. These sites are also referred to as European sites.

Articles 6(3) and 6(4) of the Habitats Directive set out the requirement for an assessment of proposed plans and projects likely to have a significant effect on Natura 2000 sites.

Article 6(3) establishes the requirement to screen all plans and projects and to carry out an appropriate assessment if required (Appropriate Assessment (AA)).

**Article 6(3):** *“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

Article 6(4) establishes requirements in cases of imperative reasons of overriding public interest.

## 2. Methodology

The Commission’s methodological guidance (EC, 2002, 2018, 2021 see Section 2.1 below) promotes a four-stage process to complete the AA and outlines the issues and tests at each stage. An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required.

Stages 1 and 2 deal with the main requirements for assessment under Article 6(3). Stage 3 may be part of Article 6(3) or may be a necessary precursor to Stage 4. Stage 4 is the main derogation step of Article 6(4).

**Stage 1 Screening:** This stage examines the likely effects of a project either alone or in combination with other plans and projects upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant. In order to screen out a project, it must be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site.

**Stage 2 Appropriate Assessment:** This stage considers whether the plan or project, alone or in combination with other projects or plans, will have adverse effects on the integrity of a Natura 2000 site, and includes any mitigation measures necessary to avoid, reduce or offset negative effects. The proponent of the plan or project will be required to submit a Natura Impact Statement, i.e. the report of a targeted professional scientific examination of the plan or project and the relevant Natura 2000 sites, to identify and characterise any possible implications for the site in view of the site's conservation objectives, taking account of in combination effects.

**Stage 3 Assessment of Alternative Solutions:** This stage examines alternative ways of implementing the project that, where possible, avoid any adverse impacts on the integrity of the Natura 2000 site.

**Stage 4 Assessment where no alternative solutions exist and where adverse impacts remain:** Where imperative reasons of overriding public interest (IROPI) exist, an assessment to consider whether compensatory measures will or will not effectively offset the damage to the sites will be necessary.

To ensure that the Proposed Development complies fully with the requirements of Article 6 of the Habitats Directive and all relevant Irish transposing legislation, Moore Group compiled this report to enable the competent authority to carry out AA screening in relation to the Proposed Development to determine whether it can be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site(s).

## 2.1. Guidance

This report has been compiled in accordance with guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 rev.).
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10.
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC, 2018).
- Guidance document on the strict protection of animal species of Community interest under the Habitats Directive (EC, 2021).

- 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 (EC, 2021).
- Office of the Planning Regulator (OPR) Practice Note PN01 Appropriate Assessment Screening for Development Management (OPR, 2021).
- Natura Impact Statement Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (NPWS, 2024).

## 2.2. Data Sources

Sources of information that were used to collect data on the Natura 2000 network of sites, and the environment within which they are located, are listed below:

- The following mapping and Geographical Information Systems (GIS) data sources, as required:
  - National Parks & Wildlife (NPWS) protected site boundary data;
  - Ordnance Survey of Ireland (OSI) mapping and aerial photography;
  - OSI/Environmental Protection Agency (EPA) rivers and streams, and catchments;
  - Digital Elevation Model over Europe (EU-DEM);
  - Google Earth and Bing aerial photography 1995-2024;
- Online data available on Natura 2000 sites as held by the National Parks and Wildlife Service (NPWS) from [www.npws.ie](http://www.npws.ie) including:
  - Natura 2000 - Standard Data Form;
  - Conservation Objectives;
  - Site Synopses;
- National Biodiversity Data Centre records;
  - Online database of rare, threatened and protected species;
  - Publicly accessible biodiversity datasets.
- Status of EU Protected Habitats in Ireland. (National Parks & Wildlife Service, 2019); and
- Relevant Development Plans;
  - Wicklow County Development Plan 2022-2028

## 3. Description of the Proposed Development

The Proposed Development consists of the construction and operation of a residential development at the former Rockbrae House site at, Bray, Co. Wicklow.

*The development will consist of the demolition of Rockbrae House and gate lodge, and the provision of 53no. residential units in a combination of houses and apartments arranged in 3 blocks as summarised below, with*



*new vehicular and pedestrian entrance to Vevay Rd, 29no. carparking spaces, external bike and bin stores, external play area, and ancillary site development and landscaping works.*

*Block A (4 storeys):*

*1 bed 2 person apartment – 10 no.*

*1 bed 2 person UD apartment – 6 no.*

*2 bed 4 person apartment – 8 no.*

*Block B (5 storeys):*

*1 bed 2 person apartment – 5 no.*

*2 bed 3 person UD apartment – 5 no.*

*2 bed 4 person apartment – 10 no.*

*Block C (3 storeys):*

*3 bed 5 person townhouse – 9 no.*

The site is connected to municipal sewer and wastewater will be treated appropriately.

Figure 1 shows the Proposed Development location and Figure 2 shows a detailed view of the Proposed Development boundary on recent aerial photography. Figure 3 shows the layout of the Proposed Development.

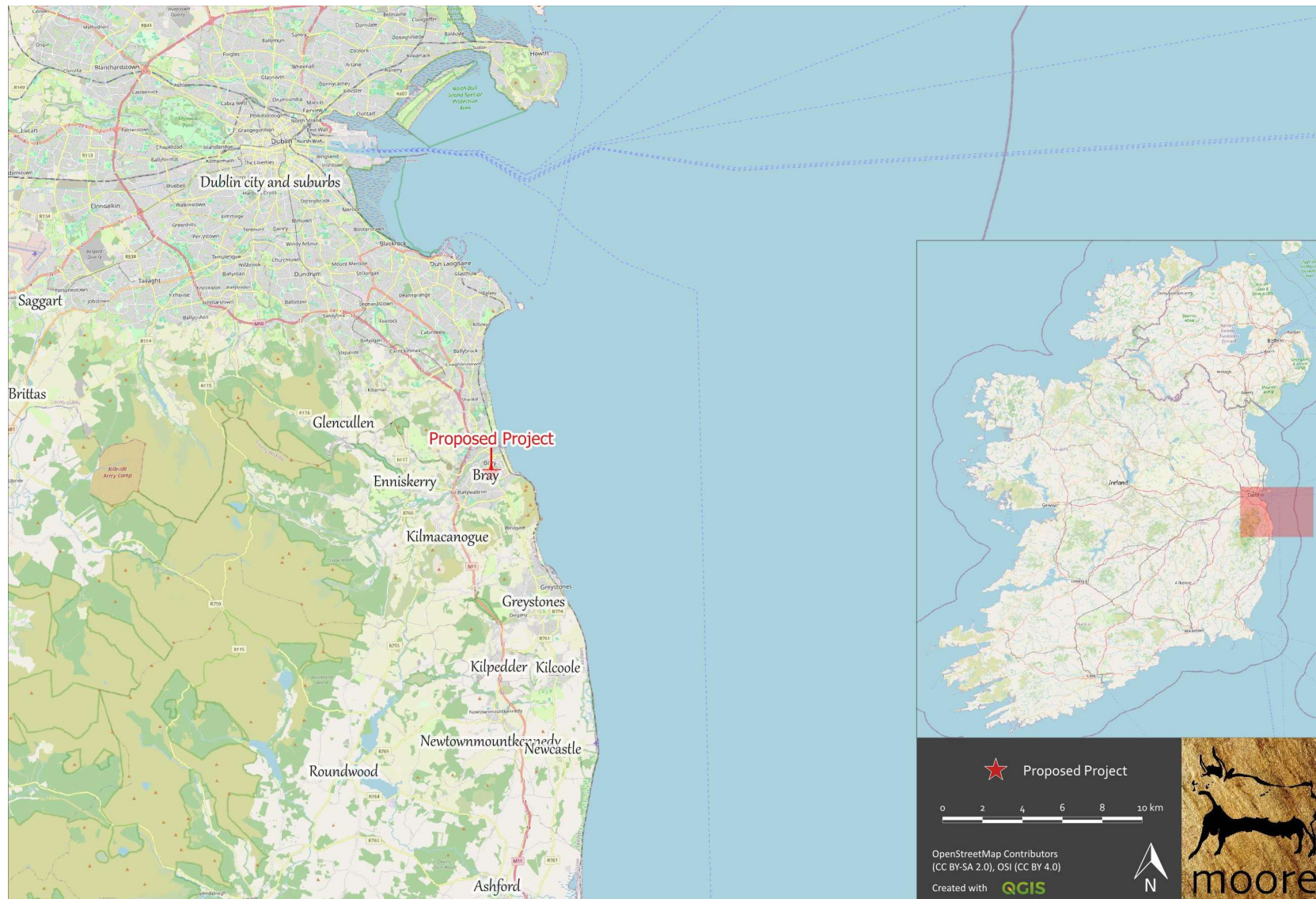


Figure 1. Showing the Proposed Development location at Bray, Co. Wicklow.





Figure 2. Showing the Proposed Development boundary on recent aerial photography.





## 4. Identification of Natura 2000 Sites

### 4.1. Description of Natura Sites Potentially Significantly Affected

A Zone of Influence (Zoi) of a proposed development is the geographical area over which it could affect the receiving environment in a way that could have significant effects on the Qualifying Interests of a European site. In accordance with the OPR Practice Note (2021), PN01, the Zoi should be established on a case-by-case basis using the Source- Pathway-Receptor framework.

The European Commission's "Assessment of plans and projects in relation to Natura 2000 sites guidance on Article 6(3) and (4) of the Methodological Habitats Directive 92/43/EEC" published 28 September 2021 states at section 3.1.3, that:

*"Identifying the Natura 2000 sites that may be affected should be done by taking into consideration all aspects of the plan or project that could have potential effects on any Natura 2000 sites located within the zone of influence of the plan or project. This should take into account all of the designating features (species, habitat types) that are significantly present on the sites and their conservation objectives. In particular, it should identify:*

- *any Natura 2000 sites geographically overlapping with any of the actions or aspects of the plan or project in any of its phases, or adjacent to them;*
- *any Natura 2000 sites within the likely zone of influence of the plan or project Natura 2000 sites located in the surroundings of the plan or project (or at some distance) that could still be indirectly affected by aspects of the project, including as regards the use of natural resources (e.g. water) and various types of waste, discharge or emissions of substances or energy;*
- *Natura 2000 sites in the surroundings of the plan or project (or at some distance) which host fauna that can move to the project area and then suffer mortality or other impacts (e.g. loss of feeding areas, reduction of home range);*
- *Natura 2000 sites whose connectivity or ecological continuity can be affected by the plan or project".*

*The range of Natura 2000 sites to be assessed, i.e. the zone in which impacts from the plan or project may arise, will depend on the nature of the plan or project and the distance at which effects may occur. For Natura 2000 sites located downstream along rivers or wetlands fed by aquifers, it may be that a plan or project can affect water flows, fish migration and so forth, even at a great distance. Emissions of pollutants may also have effects over a long distance. Some projects or plans that do not directly affect Natura 2000 sites may still have a significant impact on them if they cause a barrier effect or prevent ecological linkages. This may happen, for example, when plans affect features of the landscape that connect Natura 2000 sites or that may obstruct the*

*movements of species or disrupt the continuity of a fluvial or woodland ecosystem. To determine the possible effects of the plan or project on Natura 2000 sites, it is necessary to identify not only the relevant sites but also the habitats and species that are significantly present within them, as well as the site objectives.*

The Zone of Influence may be determined by considering the Proposed Development's potential connectivity with European sites, in terms of:

- Nature, scale, timing and duration of all aspects of the proposed works and possible impacts, including the nature and size of excavations, storage of materials, flat/sloping sites;
- Distance and nature of potential pathways (dilution and dispersion; intervening 'buffer' lands, roads etc.); and
- Location of ecological features and their sensitivity to the possible impacts.

The potential for source pathway receptor connectivity is firstly identified through GIS interrogation and detailed information is then provided on sites with connectivity. European sites that are located within a potential Zone of Influence of the Proposed Development are listed in Table 1 and presented in Figures 4 and 5, below. Spatial boundary data on the Natura 2000 network was extracted from the NPWS website ([www.npws.ie](http://www.npws.ie)) on 25 June 2025. This data was interrogated using GIS analysis to provide mapping, distances, locations and pathways to all sites of conservation concern including pNHAs, NHA and European sites.

*Table 1 European Sites located within the potential Zone of Influence<sup>1</sup> of the Proposed Development.*

Site Code	Site name	Distance (km) <sup>2</sup>
000713	Ballyman Glen SAC	2.14
000714	Bray Head SAC	1.10
000719	Glen of the Downs SAC	5.96
000725	Knocksink Wood SAC	4.01
003000	Rockabill to Dalkey Island SAC	5.72
002122	Wicklow Mountains SAC	7.40
004040	Wicklow Mountains SPA	7.88
004186	The Murrough SPA	7.89

The Proposed Development is located on the site of the former Rockbrae Huse which was until recently used as Defence Forces facility at Bray, Co. Wicklow. There are several European sites in the wider areas and the nearest to the Proposed Development is Bray Head SAC located over 1km to the southeast; however there is no connectivity to this site and it is screened out at this stage.

The development is connected to municipal sewer and wastewater will be treated appropriately at Shanganagh-Brat WWTP. All sites listed with the exception of Bray Head SAC are considered to be outside the zone of

<sup>1</sup> All European sites potentially connected irrespective of the nature or scale of the Proposed Development.

<sup>2</sup> Distances indicated are the closest geographical distance between the Proposed Development and the European site boundary, as made available by the NPWS.

influence of the Proposed Development. Two offshore marine sites; Rockabill to Dalkey Island SAC and The Murrough SPA are also considered to be outside the zone of influence of the Proposed Development.

The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the European sites in the Zone of influence of the Proposed Development are provided in Table 2 below.



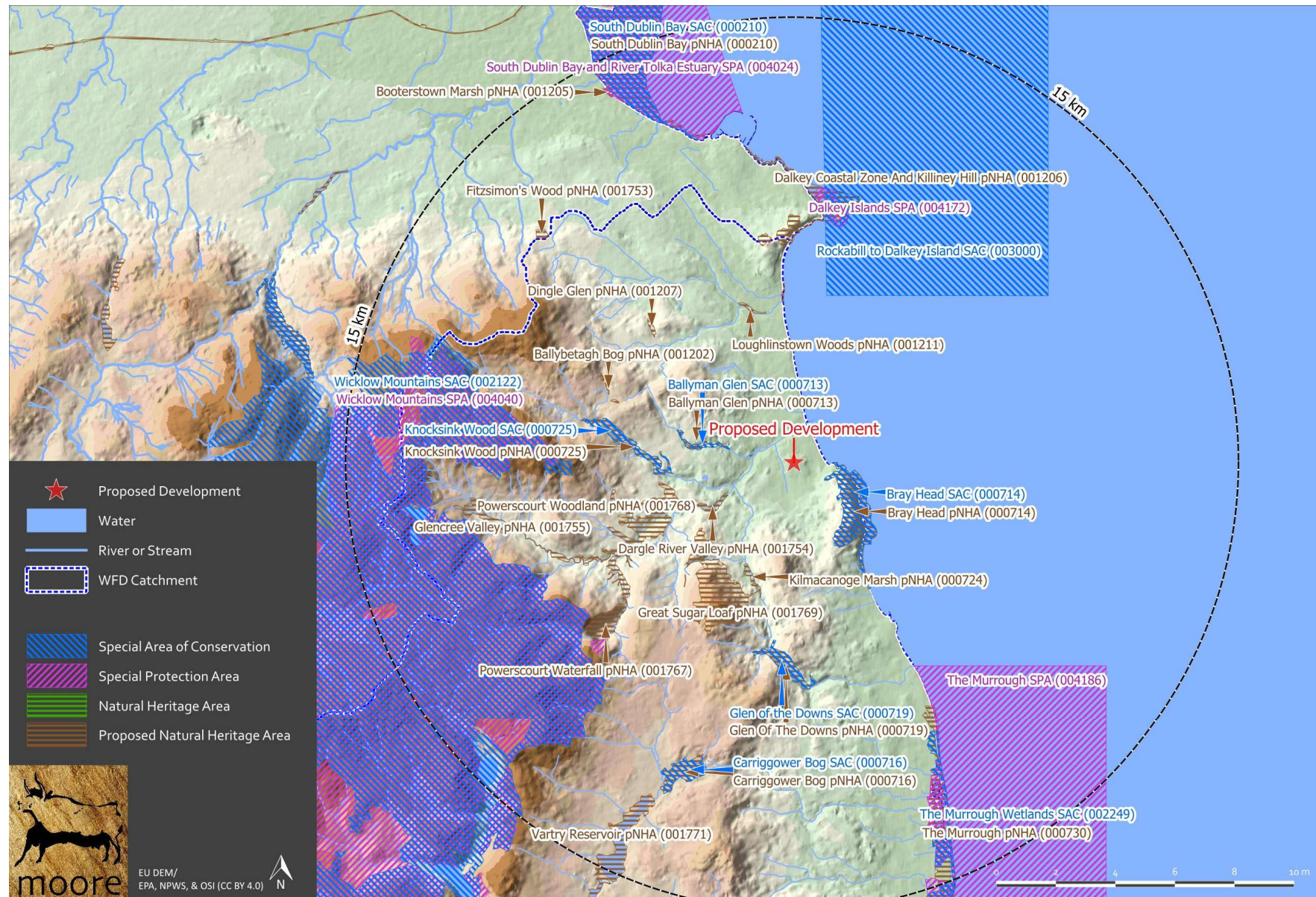






Figure 5. Detailed view of European sites in the nearer Potential Zone of Influence of the Proposed Development.

*Table 2 Identification of relevant European sites using Source-Pathway-Receptor model and compilation of information on QIs and conservation objectives. \*Priority Habitats*

European Site name, Site code and Conservation Objectives	Location Relative to the Proposed Development Site	Connectivity – Source-Pathway-Receptor	Considered further in Screening – Y/N
<b>Bray Head SAC (000714)</b>  The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest:  1230 Vegetated sea cliffs of the Atlantic and Baltic Coasts  4030 European dry heaths  NPWS (2017) Conservation Objectives: Bray Head SAC 000714. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.	1.10 km to the east of the Proposed Development	No  There are no pathways or connectivity to the habitats and/or species of this site.	No

#### 4.2. Ecological Network Supporting Natura 2000 Sites

A concurrent GIS analysis of the proposed Natural Heritage Areas (pNHA) and designated Natural Heritage Areas (NHA) in terms of their role in supporting the species using Natura 2000 sites was undertaken along with GIS investigation of European sites. These supporting roles mainly relate to mobile fauna such as mammals and birds which may use pNHAs and NHAs as ecological corridors or “stepping stones” between Natura 2000 sites.

Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account in the decision process and during the preparation of this AA Screening report.

The NHAs and pNHAs identified in Figure 4 are located outside the Zone of Influence of the Proposed Development.

## 5. Identification of Potential Impacts & Assessment of Significance

The Proposed Development is not directly connected with or necessary to the management of the sites considered in the assessment and therefore potential impacts must be identified and considered.

### 5.1. Assessment of Likely Significant Effects

The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development are presented in Table 3.

*Table 3 Assessment of Likely Significant Effects.*

<b>Identification of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the project.</b>	
<b>Impacts:</b>	<b>Significance of Impacts:</b>
<b>Construction phase e.g.</b>  Vegetation clearance  Demolition  Surface water runoff from soil excavation/infill/landscaping (including borrow pits)  Dust, noise, vibration  Lighting disturbance  Impact on groundwater/dewatering  Storage of excavated/construction materials  Access to site  Pests	None  The Proposed Development site is located within the boundary of Rockbrae House with overgrown Buildings, Artificial Surfaces and Scattered trees and Parkland type habitats.  There are no annexed habitats or species on site and no pathways to offsite conservation sites.
<b>Operational phase e.g.</b>  Direct emission to air and water  Surface water runoff containing contaminant or sediment  Lighting disturbance  Noise/vibration  Changes to water/groundwater due to drainage or abstraction  Presence of people, vehicles and activities	All foul and surface water runoff, once the facility is operational, will be contained on site and discharged to urban drainage systems.  There is no real likelihood of any significant effects on European Sites in the wider catchment area.  The facility is located at a distance of removal such that there will be no disturbance to qualifying interest species in any European sites.

Physical presence of structures (e.g. collision risks)	
<b>Describe any likely changes to the European site:</b>	
<b>Examples of the type of changes to give consideration to include:</b>  Reduction or fragmentation of habitat area  Disturbance to QI species  Habitat or species fragmentation  Reduction or fragmentation in species density  Changes in key indicators of conservation status value (water quality etc.)  Changes to areas of sensitivity or threats to QI  Interference with the key relationships that define the structure or ecological function of the site	None.  The Proposed Development site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI habitats or species directly or ex-situ.

## 5.2. Assessment of Potential In-Combination Effects

Cumulative effects are described by the EPA as *the addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects*. In combination effects are considered in the appropriate assessment process as an assessment of the potential adverse effects of a plan or project in combination with other plans or projects. The underlying intention of the in-combination provision is to take account of cumulative effects.

As part of the Screening for an Appropriate Assessment, in addition to the Proposed Development, other relevant plans and projects in the area must also be considered at this stage. This step aims to identify at this early stage any possible significant in-combination effects of the Proposed Development with other such plans and projects on European sites.

A review of the National Planning Application Database was undertaken. The database was then queried for developments granted planning permission within 500m of the Proposed Development within the last three years, these are presented in Table 4 below.

*Table 4. Planning applications granted permission in the vicinity of the Proposed Development.*

Planning Ref.	Description of development	Comments
211095	(i) change of use of Unit No. 4 from retail to a café unit (c.65sqm); (ii) the amalgamation of Unit No. 4 (c.65sqm) with the existing café Unit No. 5/6 (c.150sqm) to provide a single café unit of	No potential for in-combination effects given the Proposed

Planning Ref.	Description of development	Comments
	c.215sqm gross floor area; and (iii) the removal of internal partition walls, amendments to the front elevation, signage and all associated site services and ancillary site development works.	Development will have no effect on any European site.
211139	two storey rear extension including alterations to the existing dwelling, redesign of the front garden to provide additional carpark spaces and associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211216	(i) retention permission for "Click and Collect" signage in the existing Tesco car park; and (ii) permission for the construction of a sheltered canopy (c. 50 sq.m) in the existing car park for the purpose of providing 2 no. dedicated "Click and Collect" spaces for the existing Tesco store and all associated site development works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
211352	(1) for the removal of the existing roadside pedestrian entrance and a section of the roadside boundary wall, (2) a new vehicular entrance, (3) off-street parking for 2 no. vehicles and (4) all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
21606	a proposed residential development (14 no. residential units) comprising of 1 no. 1 bedroom unit, 2 no. 2 bedroom units, 5 no. 3 bedroom units & 6 no. 4 bedroom units to be provided in a mix of unit types as follows: 4 no. semi-detached houses (2.5 storey), 5 no. terraced houses (2 to 2.5 storey), 4 no. duplex / apartment units (3 storey block), 1 no. own door unit (2 storey), together with all associated landscaping & site development works including estate road, vehicular entrance, car parking, bins & bicycle storage, services infrastructure & demolition of existing dwelling	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22124	two storey extension to side with single storey extension to rear to include extension and conversion of existing roof profile with Velux roof lights to rear and associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
221255	construction of a single storey stand-alone building consisting of two classrooms, one general activities room, one multi-sensory room, one office, associated ancillary spaces together with all associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
221305	provision of a new vehicular entrance gate to the Lauderdale Estate and for the lowering of the existing boundary wall to a height of 1.8m	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22217	construction of a 6 no. storey building (over basement for services) with a gross floor area of approx. 1016 sqm comprising of 36 no. residential apartment units. Pedestrian and vehicular access via the existing Wyvern road. Proposes 160sqm of retail/office floorspace at ground floor level, balconies/terraces associated with individual apartment units, a roof garden of approx. 400 sqm and set back screened plant area of 85 sqm, 19 no. paid car parking spaces for use by the general public, associated secure bicycle and bin storage, hard and soft landscaping, ESB substation and all other associated site works and services above and below ground on an overall site area of approx. 1389 sqm	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22233	(1) The conversion of the existing attic including the provision of a new dormer window (2) A new single storey rear extension. (3) The provision of new window to the side elevation. (4) The provision of new rooflights.	No potential for in-combination effects given the Proposed Development will have no effect on any European site.

Planning Ref.	Description of development	Comments
22370	(1) new single storey extension to existing detached garage for use as Art/Hobby Room to rear of existing main house for ancillary use of the home. (2) Conversion of existing detached garage to new Home Office and Gym to rear of existing main house for ancillary use of the home. (3) all above with associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22667	change of use from nursing home to private dwelling, demolition of single storey extensions and 2 storey return to rear, the construction of a single storey extension to rear, new windows to existing rear and side façade, alterations to existing façade, reinstatement of window canopies and plaster quoins to front and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22671	the demolition of a single storey conservatory to the rear and the construction of a part single and part two storey extension to the rear and to the side, and all ancillary works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2274	proposed first floor extension to rear of dwelling and re-establishment of two windows to the upper gable wall of existing dwelling and associated works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
22782	proposed opening in existing rear boundary wall to facilitate the installation of a pedestrian timber access gate, existing wall height to be increased with the addition of a timber fence over and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23208	the provision of (1) a single-storey extension with rooflights, to the side and rear of the existing property, (2) associated site works and (3) alteration of driveway entrance	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23240	construction of new wall & timber gates set back from the existing boundary to create a private amenity space for existing dwelling; revisions to existing front door location and existing fenestration; new patio doors to front elevation; external insulation to be fitted to external walls replacing the existing red brick with smooth render finish; all together with associated works including boundary treatments and landscaping	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23242	1) purposed new shopfront to include new stone cladding in selected colour new framed entrance and exit doors 2 no box bay windows & lowered cills of existing ground floor windows 2) interior fit-out and all ancillary site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23325	change of use of the existing 169sqm ground floor retail unit to a doctor's surgery for associated signage treatment to the existing front façade and all associated site works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23333	attic conversion including raising the ridge level of the roof, new dormer roof to rear and roof lights to front slope along with new single story extension to the rear of the existing dwelling	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23405	for an existing single storey rear extension along with all associated and ancillary site and development works	No potential for in-combination effects given the Proposed Development will have no effect on any European site.



Planning Ref.	Description of development	Comments
23530	a new first floor front and side extension over existing ground floor together with infilling existing porch area at ground floor and all associated ancillary site works and connection to services	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2360266	"the following works all within the curtilage of Protected Structures : the opening up of a former temporary site access in the west boundary wall on Vevay Road and re-instatement upon completion of the development. Sequential demolition of 20th century classroom buildings being Mary Ward, St Josephs including removal of the link to the Convent (Protected Structure), St Anne's prefabricated structure and the Sports Hall. Construction in 2 phases of three storey split level school building of 11,302 sqm gross internal area, consisting of general classrooms, specialist classrooms, multi-purpose hall, general purpose area including kitchen, library, 4 class base Special Educational Needs (SEN) Unit, technology classroom and associated external teaching space and store, ancillary welfare and administrative accommodation.	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2360465	single storey rear extension and frosted window in side gable at first floor of existing dwelling	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23802	first floor extension to side over existing ground floor portion	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
23824	the removal of an existing porch and shed, and the building of a new single storey house extension to the southside, front and rear of the existing house, consisting of one bedroom/office, snug room, toilet and utility area	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
24149	Construction of new first floor extension over existing ground floor extension to the rear of dwelling	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2429	(A) retention of development consisting of : (i) ground floor kitchen extension to the rear (6m <sup>2</sup> ) along with a ground floor kitchen window on the rear west elevation, (ii) first floor bedroom extension to rear (10m <sup>2</sup> ); (iii) conversion of garage to bedroom (13m <sup>2</sup> ) including replacement of the garage doors with a window to the front elevation . (B) Permission for development consisting of (i) adjustment to first floor windows on the rear south elevation , (ii) adjustment to kitchen window on the rear west elevation	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2460221	a new single-storey extension to the front of the existing house and the provision of a new front entrance porch and ramp to the west side elevation. The site is within the curtilage of a protected structure which will be unaffected by the development	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
2460264	the installation of an aircraft noise monitoring terminal on a standalone, tiltable mast structure (6m in height) along with associated works including electrical connection on land within the car park	No potential for in-combination effects given the Proposed Development will have no effect on any European site.
SH202104	demolition of:-Non-original shed and outbuildings to the rear of Bray Head House; The 1950s 2/3 storey redbrick secondary school extension to Bray Head House; Other shed and outbuildings to the rear of the site; Refurbishment of Bray Head	No potential for in-combination effects given the Proposed

Planning Ref.	Description of development	Comments
	House (Protected Structure) with internal reconfiguration and change of use from School to Apartments; The Construction of 3 no. residential apartment buildings (Block A, B and C) with common basement under podium amenity space; Provision of 179 residential apartment units. The units will be provided across 4 no. buildings arranged around a central landscaped podium; The under-podium basement level will accommodate 142 no. car parking spaces, bicycle parking, bin stores and plant; A Creche will be located at ground floor level of Block A; 12 no. surface level car parking spaces will be provided allocated for Bray Head House units and drop off area for creche along with surface level bicycle parking; Widening of existing vehicular access from Putland Road to Newcourt Road; Site Landscaping, boundary treatments, infrastructure works, ESB substation and all associated site works	Development will have no effect on any European site.

The Wicklow County Development Plan in complying with the requirements of the Habitats Directive requires that all Projects and Plans that could affect the Natura 2000 sites in the same potential Zone of Influence of the Proposed Development site would be initially screened for Appropriate Assessment and if requiring Stage 2 AA, that appropriate employable mitigation measures would be put in place to avoid, reduce or ameliorate negative impacts. In this way any, in-combination impacts with Plans or Projects for the proposed development area and surrounding townlands in which the proposed development site is located, would be avoided.

The listed developments have been granted permission in most cases with conditions relating to sustainable development by the consenting authority in compliance with the relevant Local Authority Development Plan and in compliance with the Local Authority requirement with regard to the Habitats Directive. The development cannot have received planning permission without having met the consenting authority requirement in this regard.

There are no predicted in-combination effects given that it is predicted that the Proposed Development will have no effect on any European site.

Any new applications for the Proposed Development area will be assessed on a case by case basis *initially* by Wicklow County Council which will determine the requirement for AA Screening as per the requirements of Article 6(3) of the Habitats Directive.

## 6. Conclusion

There is no connectivity to any European sites within or outside the potential Zone of Influence.

There are no predicted effects on any European sites given:



- The lack of connectivity between the Proposed Development and any pathways that lead to European sites;
- The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.
- There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.

It has been objectively concluded by Moore Group Environmental Services that:

1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
2. The Proposed Development is not likely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
3. The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.
4. It is possible to conclude that significant effects can be excluded at the screening stage.

It can be excluded, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation.

An appropriate assessment is not, therefore, required.

A final determination will be made by the competent authority in this regard.

## 7. References

Department of the Environment, Heritage and Local Government (2010) Guidance on Appropriate Assessment of Plans and Projects in Ireland (as amended February 2010).

European Commission (2007) Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC: Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interests, compensatory measures, overall coherence and opinion of the Commission. European Commission, Brussels.

European Commission (2018) Managing Natura 2000 sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

European Commission (2021) 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, Brussels 28.9.21.

European Commission (2021) Guidance document on the strict protection of animal species of Community interest under the Habitats Directive, Brussels 12.10.21.

NPWS (2019) The Status of EU Protected Habitats and Species in Ireland. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin.

NPWS (2025) National Parks and Wildlife Service Metadata available online at <https://www.npws.ie/maps-and-data>

Office-of-the-Planning-Regulator (2021) Appropriate Assessment Screening for Development Management OPR Practice Note PN01. March 2021