

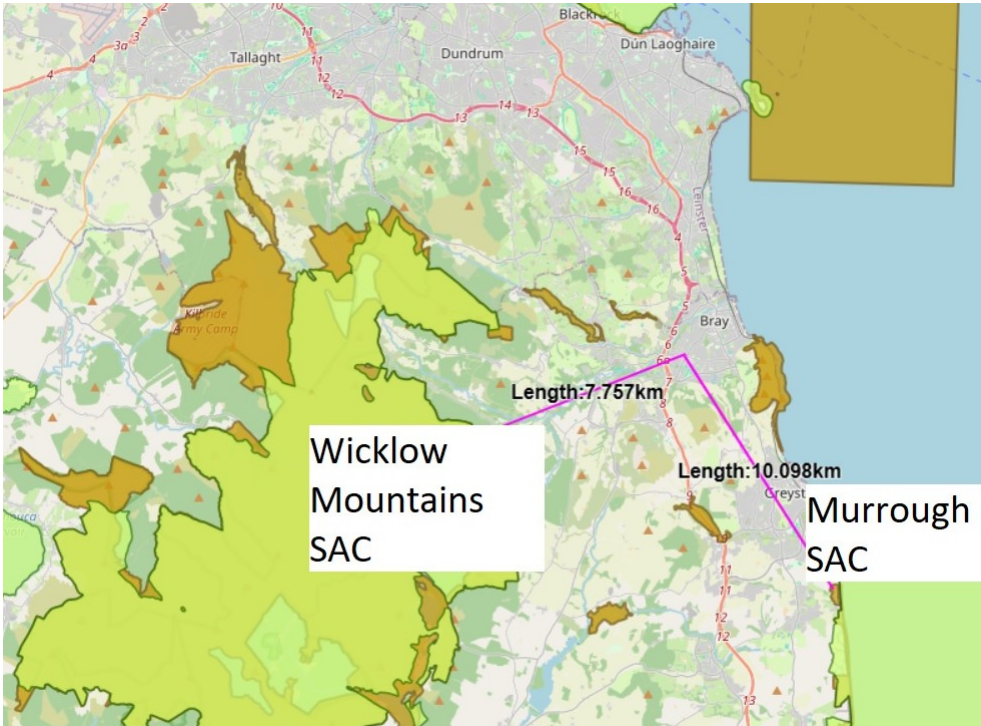
Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Part 8
Development Location	25 Kilbride Grove, Off Killarney Road. Bray, Co. Wicklow
File Ref	N/a
Description of the project	Attic Extension to 25 Kilbride Grove, Bray, Co. Wicklow

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the Proposed Development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

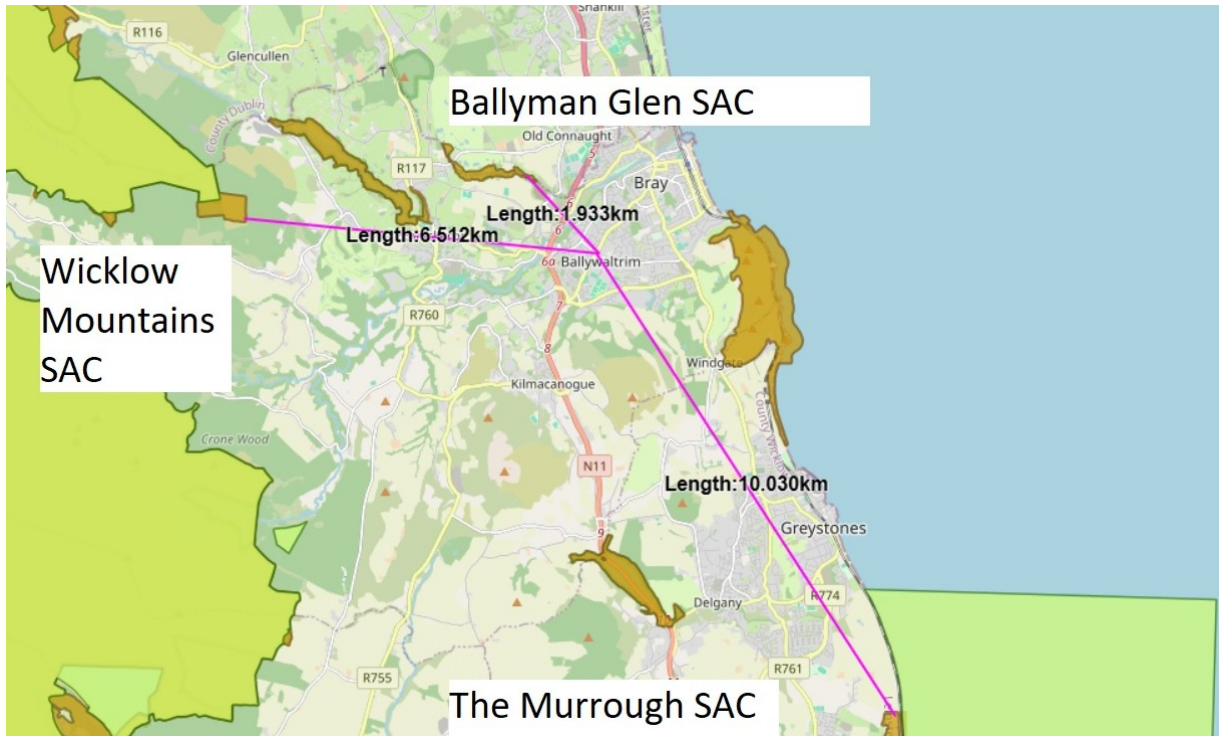
Impacts on SACs		No
1	<p>Impacts On Freshwater Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?</i></p>  <p>Sites to consider: The Murrough SAC Wicklow Mountains SAC Carrigower Bog SAC Slaney River Valley SAC</p> <p>Habitats to consider: Rivers, Lakes and Lagoons</p>	No

2

Impacts On Wetland Habitats

Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?

No



Sites to consider:

- The Murrough Wetlands SAC**
- Ballyman Glen SAC**
- Carriggower Bog SAC**
- Wicklow Mountains SAC**
- Buckrone-y-Brittis Dunes and Fen SAC**

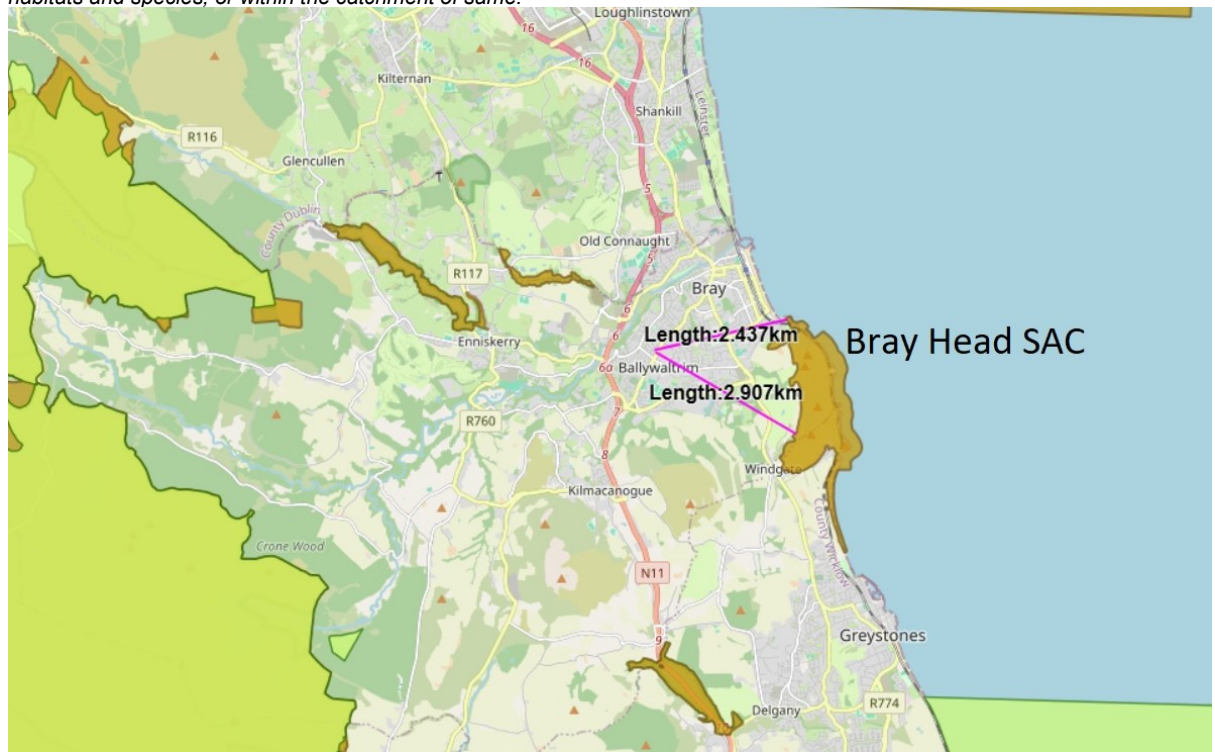
Habitats to consider:

Bogs, Fens, Marshes and Heaths.

3

Impacts on Intertidal and Marine Habitats

Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same.



Sites to consider:

- Bray Head SAC**
- The Murrrough Wetlands SAC**
- Buckroney- Brittas Dunes & FencSAC**
- Maherabeg Dunes SAC**
- Wicklow Reef SAC**

Habitats to consider:

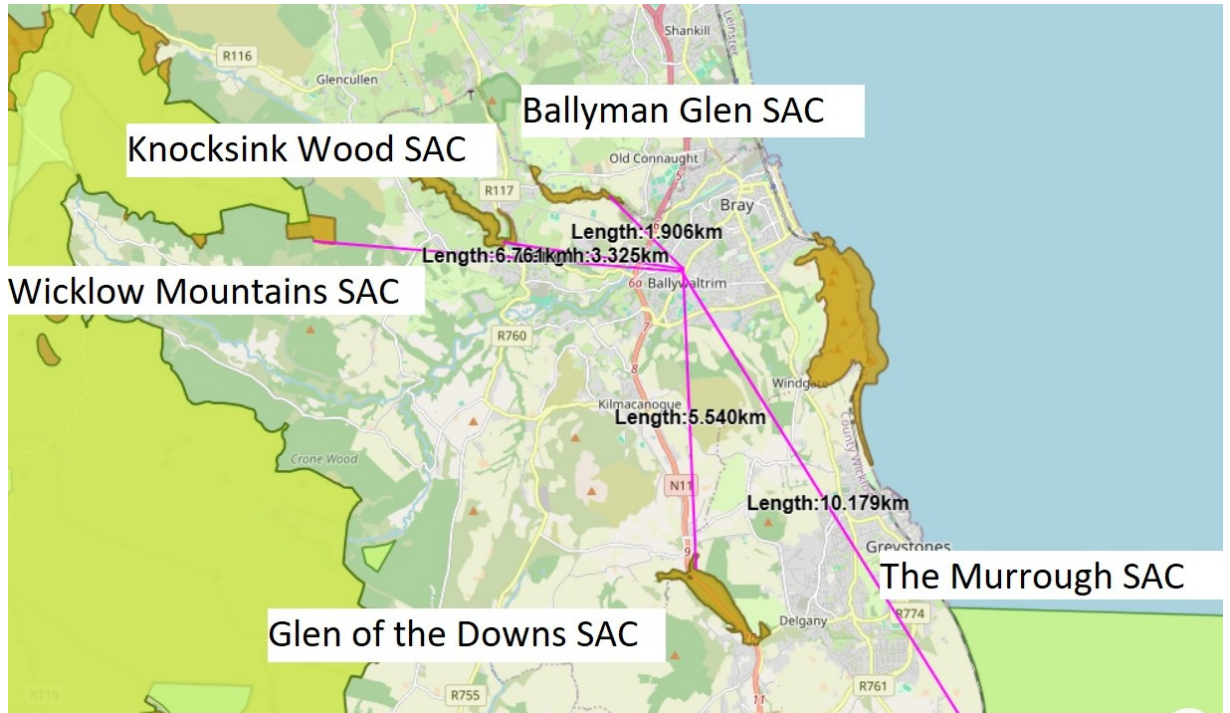
Mudflats, Sandflats, Saltmarsh, Estuary, Shingle, Reefs, Sea Cliffs.

4

Impacts On Woodlands And Grasslands

Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same.

No



Sites to consider:

- Glen of the Downs SAC**
- Knocksink Wood SAC**
- Ballyman Glen SAC**
- The Murrough Wetlands SAC**
- Wicklow Mountains SAC**
- Deputy's Pass Nature Reserve SAC**
- Vale of Clara (Rathdrum Wood) SAC**
- Magherabeg Dunes SAC**
- Buckroney-Brittias Dunes and Fen SAC**

Habitats to consider:

Woodlands, Grasslands or Dunes.

Impacts on SPAs

5

Impacts On Birds

Is the development within a Special Protection Area, or within 1 km of same.



Sites to consider

- The Murrough SPA**
- Wicklow Head SPA**
- Wicklow Mountains SPA**
- Buckroney-Brittias Dunes and Fen SPA**

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

Table 3: Determination Of Possible Impacts On Natura 2000 Sites. Where it has been identified that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1	Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).	
	<i>Please answer the following if the answer to question 1 in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	
	Works inside the boundary of designated site	
1.1	All works within the boundary of any SAC whose qualifying features include freshwater habitats/species, excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	
1.2	Discharge to surfacewater or groundwater within the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
1.3	Abstraction from surfacewater or groundwater within 1km of the boundary of an SAC whose qualifying features include freshwater habitats or species.	N/A
1.4	Removal of topsoil within 100m of the boundary of an SAC, whose qualifying features include freshwater habitats/species.	N/A
1.5	Infilling or raising of ground levels within 100m the boundary of any SAC whose qualifying features include freshwater habitats/species.	N/A
1.6	Construction of drainage ditches within 1km of the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 100 m of the boundary of an SAC site whose qualifying features include freshwater habitats/species.	N/A
1.8	Construction within a floodplain of EU designated watercourse whose qualifying features include freshwater habitats/species.	N/A
1.9	Crossing or culverting of rivers or streams within 1km of the boundary of any SAC whose qualifying features include freshwater habitats.	N/A
1.10	Storage of chemicals hydrocarbons or organic wastes within 100 m of the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
1.11	Development of a large scale, within catchment of an EU designated watercourse or waterbody, which involves the production of an EIS.	N/A
1.12	Development or expansion of quarries within catchment of an EU designated watercourse or waterbody.	N/A
1.13	Development or expansion of windfarms within catchment of an EU designated watercourse or waterbody.	N/A
1.14	Development of pumped hydro electric stations within catchment of an EU designated watercourse or waterbody.	N/A
2	Impacts on designated wetland habitats (bog, heath, marsh, fen).	

	<i>Please answer the following if the answer to question 2 in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	
	Works inside the boundary of designated site	
2.1	All works within the boundary of an SAC whose qualifying features include heath, marsh, fen or bog, excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	N/A
2.2	Construction of roads or other infrastructure on peat habitats within 1km of any SAC whose qualifying features include heath, marsh, fen or bog.	N/A
2.3	Development of a large scale within 1km of any SAC, whose qualifying features include heath, marsh, fen or bog, which involves the production of an EIS.	N/A
3	Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs). <i>Please answer the following if the answer to question 3 in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	
	Works inside the boundary of designated site	
3.1	All works within the boundary of any SAC whose qualifying features include intertidal or marine habitats, excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	N/A
3.2	Coastal protection works within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.3	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.4	Dredging within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.5	Works within 1km of any SAC whose qualifying features include intertidal or marine habitats, which will result in discharges to rivers or streams directly connected to the designated site.	N/A
3.6	Infilling of coastal habitats within 500m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.7	Removal of topsoil or infilling of terrestrial habitats within 100m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.8	Development of a large scale within 1km of any SAC whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	N/A
4	Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes). <i>Please answer the following if the answer to question 4 in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	
	Works inside the boundary of designated site	
4.1	All works within the boundary of any SAC whose qualifying interests include woodland or grassland habitat types excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	
4.2	Development within 200m of any SAC whose qualifying interests include woodland or grassland habitat types.	N/A
4.3	Development of a large scale within 1km of any SAC, whose qualifying interests include woodland or grassland habitat types, which involves the production of an EIS.	N/A
5	Impacts on birds in SPAs	
	<i>Please answer the following if the answer to question 5 in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	

	<i>Works inside the boundary of designated site</i>	
5.1	All works within the boundary of any SPA excluding small extensions/alterations to existing buildings.	N/A
	<i>Works outside the boundary of designated site</i>	N/A
5.2	Erection of wind turbines within 1km of any SPA.	N/A
5.3	All construction works within 100m of any SPA.	N/A
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	N/A
5.5	Works within 1km of coastal/wetland SPAs which will result in discharges to rivers or streams that are directly connected to designated sites.	N/A
5.6	Development of cycleways or walking routes within 100m of SPAs.	N/A

Conclusion Table 3:

If the answer to all of the above is no or n/a, significant impacts on Natura 2000 sites can be ruled out. No further assessment is required; proceed to the Screening Conclusion Statement. If the answer to any question in table 3 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Table 4: Consideration Of Potential Impacts On Protected Species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	Wicklow Mountains Slaney River Valley	Activities that interfere with river banks.	N
Salmon	Slaney River Valley	Activities that interfere with water quality, levels or the river bed;	N
River Lamprey	Slaney River Valley	Activities that interfere with water quality, levels or the river bed;	N
Brook Lamprey	Slaney River Valley	Activities that interfere with water quality, levels or the river bed;	N
Sea Lamprey	Slaney River Valley	Activities that interfere with water quality or the river bed – estuarine areas;	N
Twaite Shad	Slaney River Valley	Activities that interfere with water quality or the river bed – estuarine areas;	N
Freshwater Pearl Mussel	Slaney River Valley	Activities that interfere with water quality, levels or the river bed ;	N

Conclusion Table 4:

If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts on the above listed species are **within designated sites**, then further information should be sought in the form of a Natura Impact Statement. Where impacts are **outside designated sites**, then a species specific survey should be requested.

Habitats Directive Screening Conclusion Statement

Development Type	<i>Attic Extension</i>
Development Location	<i>25 Kilbride Grove, Off Killarney Road, Bray, Co. Wicklow</i>
Natura 2000 sites within impact zone	<i>0</i>
Planning File Ref	Part 8
Description of the project	
Construction of an extension to the attic space of 25 Kilbride Grove, Bray, Co. Wicklow	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
N/A	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	
N/A	
Conclusion of assessment	
Significant impacts can be ruled out.	
Documentation reviewed for making of this statement.	
Bray Municipal District Local Area Plan 2018 – 2024 National Parks and Wildlife (Mapping System) https://www.npws.ie/maps-and-data https://gis.epa.ie/EPAMaps/AAGeoTool	
Completed By	<i>M Ovington – Administrative Officer</i>
Date 01 May 20264/2026	