

13th July 2022

Appropriate Assessment Screening Determination under Section 177U (5), Part XAB, Planning and Development (Amendment) Act 2010

PROPOSED HOUSING DEVELOPMENT at 27 Patrick Street, Dún Laoghaire, CO. DUBLIN

PLANNING REF: PC/H/03/22

An Appropriate Assessment screening determination has been made by Dún Laoghaire - Rathdown County Council regarding the application for a residential development of a site at 27 Patrick Street, Dún Laoghaire, Co. Dublin

The decision has been informed by information prepared by Traynor Environment Ltd. on behalf of the Council – Appropriate Screening Report July 2022. This AA Screening report describes the nature of the proposed development, the nature of the Natura 2000 sites within its zone of influence and the relationship between the two such that any impact pathways could be identified. It sets out to demonstrate with supporting evidence that:

- There will be no significant effects on a Natura 2000 site;
- There will be no adverse effects on the integrity of a Natura 2000 site;
- There is an absence of alternatives to the project or plan that is likely to have an adverse effect to the integrity of a Natura 2000 site; and
- There are compensation measures that maintain or enhance the overall coherence of Natura 2000.

The Council has examined likely significant effects of the proposed works on Natura 2000 sites within the zone of influence of the proposed works, in light of the specific qualifying interests and conservation objectives of all relevant European sites.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that there was no likelihood of any significant effects on Natura sites arising from the proposed works, either alone or in combination with other plans or projects. The main reasons for this are as follows:



- The proposed site has no hydrological or ecological connectivity to any Natura 2000 site
- The construction and operation of the proposed development will have no significant effect upon the Natura 2000 sites identified
- There are no individual elements of the proposed project that are likely to give rise to negative impacts on these Natura 2000 sites
- There is a sufficient distance between the application site and all Natura 2000 sites to ensure that potential direct and indirect impacts will be avoided
- There will be no impacts upon the Qualifying Interests of any designated site

It is considered that an AA of the proposed development is not needed as it can be excluded, on the basis of objective information provided in the Screening report, that the proposed development individually or in combination with other plans or projects will not have a significant effect on any European Sites.

Therefore, it is our view, in relying on the information prepared by Traynor Environment Ltd. and details in the planning application documentation, that an Appropriate Assessment is not required for these proposed works.

Yours sincerely,



Eoghan Glynn
Acting Administrative Officer
Housing Department