

**Appropriate Assessment Screening Determination under European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended) for the Proposed Development of 129 units of Houses and Apartments on the Blackglen Road, Sandyford, Dublin 18**

**PC/ARCH/09/24**

Dun Laoghaire-Rathdown County Council is proposing to; Develop 129 units of Houses and Apartments on the Blackglen Road, Sandyford, Dublin 18

The project consists of 129 units of Houses and Apartments and a high support unit.

The total proposed site area is approx. 2.8. ha.

In accordance with Article6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Dun Laoghaire-Rathdown County Council caused SLR to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s).

As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council determines following screening that an Appropriate Assessment is not required.

No European sites are within the zone of influence of the proposed development. The proposed development is not directly, connected with or necessary to the management of any European site and it can be concluded on the basis of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by SLR Environmental Consulting Ireland Ltd.

The Council makes this determination based on the information and data supplied by SLR Environmental Consulting Ireland Ltd as detailed in the Report. From the AA screening exercise undertaken the Council is satisfied having regard to:

- the nature and extent of the proposed works
- the distance between the proposed development site and designated conservation sites
- the lack of a direct hydrological pathway or biodiversity corridor link any European site
- the dilution, mixing and settlement effect of surface water within the drainage network, watercourses and in the marine environment
- the absence of any in combination effects from other projects in the vicinity of the proposed development




that the proposed development would not give rise to any significant effects on any European site through surface water, land and air, and groundwater pathways and that the construction and operation of the development will not impact on the conservation objectives of qualifying interests of European Sites.

**Determination:**

Having regard to the foregoing, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, for the reasons set out above and in the AA Screening Report, it has been concluded that the proposed development of 129 Housing and Apartment units, without relying on any mitigation measures, will not have a significant effect on any European Sites, in view of the sites' conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

Consequently, a Stage Two AA and a Natura Impact Statement (NIS) is not required.

The proposed development of Develop 129 units of Houses and Apartments on the Blackglen Road, Sandyford, Dublin 18 is being promoted by the Housing Department. This Appropriate Assessment Screening Determination in respect of the proposed Development of 129 units of Houses and Apartments on the Blackglen Road, Sandyford, Dublin 18 has been recommended by Ger Ryan, Senior Planner in the Planning and Economic Development Department and made by Paul Kennedy, Director of Services in the Planning and Economic Development Department to apply appropriate functional separation in the carrying out of a Screening Determination for Appropriate Assessment.

Signature(recommended by)	<u></u>	<u></u>
	Name	Position / Department
Signatory (Approved Officer)	<u></u>	<u>Planning + Economic Dev</u>
	Name	Position / Department

Delegation No. 2617

Date: 12/03/2025