Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

17/11/2022

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

PROPOSED TEMPORARY RESIDENTIAL ACCOMMODATION AT BURTON PARK CAR PARK, LEOPARDSTOWN ROAD, SANDYFORD, DUBLIN 18.

PLANNING REF: PC/H/04/22

An Appropriate Assessment screening determination has been made by Dún Laoghaire-Rathdown County Council regarding the application for a temporary residential development of the site at Burton Park Car Park, Leopardstown Road, Sandyford, Dublin 18.

This decision has been informed by information prepared by Traynor Environment Ltd. on behalf of the Council - Appropriate Assessment Screening Report completed during October 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:

- 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.

Having considered the Appropriate Assessment Screening Report and general information on the nature of the project, in relation to the possibility of any significant effects of the proposed works on European Sites within the zone of influence of the proposed works and in light of the specific Qualifying Interests and conservation objectives of all relevant European Sites, the Council has been able to conclude that there is no likelihood of any significant effects on any European 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 application site has no hydrological or ecological connectivity to any Natura 2000 sites identified. There are no individual elements of the proposed project that are likely to give rise to negative impact on these 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. It is therefore considered that there will be no significant effects on a Natura 2000 site.

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *A96 K6C9*
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

- Given the small size and scale of the development in relation to the overall size of the Natura 2000 sites identified and the distance, the likelihood of any direct, indirect or cumulative impact on these designated sites arising from the construction and operation of the proposed development are low. Wastewater from the site will be directed to the public foul sewer whilst clean surface water from the application site will be directed in the public system following attenuation. It is therefore considered that there will be no adverse effects on the integrity of a Natura 2000 site.
- The proposed development lies outside the boundaries of the Natura 2000 sites identified and there will be no loss of habitats. It is considered that there will be no impact upon the Qualifying Interests of any designated site.
- It is not considered likely that there will be any impacts on the key relationships that define the structure or function of the Natura 2000 sites identified.

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,

Maura Hickey,
Administrative Officer
Housing Department