

**04 August 2020**

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

**PROPOSED DEVELOPMENT OF SITE AT ST. LAURENCE'S PARK, STILLORGAN, CO. DUBLIN**

**PLANNING REF: PC/H/1/20**

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 St. Laurence's Park, Stillorgan, Co. Dublin.

The decision has been informed by information prepared by Dr. Frances Giaquinto on behalf of the Council – Appropriate Screening Report dated 18<sup>th</sup> September 2018. This AA Screening report describes the nature of the proposed development, the nature of the European sites within its zone of influence and the relationship between the two such that any impact pathways could be identified. It sets out the nature of the proposed works and assesses any potential for direct, indirect or cumulative impacts of the proposed works on the relevant European sites.

The Council has examined likely significant effects of the proposed works on European 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 2000 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 construction and operation of the proposed development will have no impact upon the integrity or the site structure of the Natura 2000 sites identified within 10 km radius.
- The likelihood of any direct, indirect or cumulative impacts arising from the construction and operation of the proposed development are low given the small size and scale of the development in relation to the overall size of these Natura 2000 sites.
- At its closest point, the site is over 1.89km away from the boundary of the Natura 2000 areas within Dublin Bay. This distance is considered adequate to predict that there will be no impacts upon their designated areas, their habitats or their protected species.

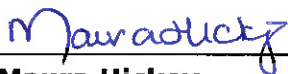
- No resources will be taken from any Natura 2020 site and there are no resource requirements that will impact upon any designated site.
- Neither the construction nor the operation of the proposed development will result in any emissions to the identified Special Areas of Conservation or Special Protection Areas. There will be no run-off from the site directly to any Special Areas of Conservation or Special Protection Areas.
- Excavated material from the construction will be used on site. Any remaining will be disposed of in a responsible manner in a licensed facility away from the designated sites.
- There will be no additional transportation requirements resulting from the proposed development and associated works that will have any impact upon the Natura 2020 sites identified.

Having regard to the location, nature and scale of the proposed development it is considered that there is no potential for significant effects either from the proposed development on its' own or in combination with other plans and projects. The habitats and species associated with the site will not be adversely affected. For these reasons, it is considered that the application for planning permission for the proposed development does not require an Appropriate Assessment.

An AA of the proposed development is not required if 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 sites.

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

Yours sincerely,



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**Maura Hickey**  
**Administrative Officer**  
**Housing Department**