

**1<sup>st</sup> March 2022**

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

**Proposed Housing Development at Roebuck Road, Clonskeagh, Dublin 14**

**PLANNING REF: PC/H/1/22**

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 Roebuck Road, Clonskeagh, Dublin 14.

The decision has been informed by information prepared by CAAS Ltd., First Floor, 24-26 Ormond Quay Upper, Dublin 7 on behalf of the Council – Appropriate Screening Report dated 1<sup>st</sup> April 2021. 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 likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site. The main reasons for this are as follows:


- The proposed development is 2.44 km away from the closest SAC and 2.45 km away from the closest SPA. Given the nature of the proposed work, the scale and the localised and temporary nature of the potential effects, the proposed project will not lead to any significant effects in-combination with effects arising from any other plans or projects.

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. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. 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 CAAS Ltd., First Floor, 24-26 Ormond Quay Upper, Dublin 7 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**