

05/12/2017

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

**PROPOSED DEVELOPMENT OF SITE AT 41 BALLYOGAN AVENUE, BALLYOGAN CO.DUBLIN**

**PLANNING REF: PC/H/02/17**

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 41 Ballyogan Avenue, Ballyogan, Co. Dublin

This decision has been informed by information prepared by Scott Cawley Ltd. on behalf of the Council - Appropriate Assessment Screening Report 28/11/2017. 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 all 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 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:

**Surface Water**

- Any pollution event is likely to be short in duration (i.e. confined storm events)
- There is minimal ground excavations as part of the proposed development
- The incorporation of Sustainable Drainage Systems (SuDS) measures, including permeable paving, into the design of the proposed development
- The works will be short in duration
- The small scale of works and the distance between the subject lands and European sites means that it is very unlikely that sediments or pollutants from the proposed development are likely to result in any discernible effects



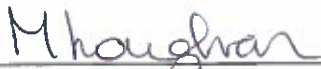
### Foul Water

Foul waters generated on site during operation will be treated at Shanganagh Waste Water Treatment Plant (WWTP) before being discharged into Killiney Bay. Shanganagh WWTP currently operates below capacity and no significant effects from discharge arising from the proposed development are predicted due to the following:

- Shanganagh WWTP was compliant with the Emission Limit Values (ELV's) set in the wastewater discharge licence
- Discharge from Shanganagh WWTP does not have an observable negative impact on water quality
- Discharge from Shanganagh WWTP does not have an observable negative impact on the Water Framework Directive Status and,
- Discharges from Shanganagh WWTP are not considered to have an impact on the bathing waters of Killiney Beach.
- The North-western Irish Sea – Killiney Bay coastal water-body is currently classified as '*Unpolluted.*'

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

Yours sincerely,



---

Mary Loughran  
Housing Department