

**04 August 2020**

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

**PROPOSED DEVELOPMENT OF SITE AT MOYOLA COURT, CHURCHTOWN, DUBLIN 14**

**PLANNING REF: PC/H/2/20**

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 Moyola Court, Churchtown, Dublin 14.

The decision has been informed by information prepared by Openfield Ecological Services on behalf of the Council – Appropriate Screening Report November 2019. 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 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**

No significant adverse effects are predicted due to the following:

- The incorporation of SUDS into this project, including the installation of soakaways and green roofs in the development, will ensure that no effects to surface water will occur.
- Discharges of wastewater and surface water from this project cannot result in significant effects to the Special Areas of Conservation or Special Protection Areas.

## Foul Water

Foul waters generated on site during operation will be treated at the Ringsend wastewater treatment plant and enters at Dublin Bay. Additional loading to this plant arising from the operation of this project is not considered to be significant as there is no evidence that pollution through nutrient input is affecting the conservation objects of the South Dublin Bay and River Tolka Estuary Special Protection Area.

## Habitat

No significant adverse effects on habitat are predicted due to the following:

- At its closest point, the site is over 3.8km away from the boundary of the Natura 2000 areas within Dublin Bay. Due to this distance separating the site and the Special Protection Area / Special Area of Conservation, there is no pathway for loss or disturbance of important habitats or important species associated with the features of interest of the Special Protection Area.
- The subject site is located in a heavily urbanised environment close to significant noise and artificial light sources such as roads. This development cannot contribute to potential disturbance impacts to species or habitats of for which Natura 2000 areas 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 Openfield Ecological Services 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**