

14<sup>th</sup> June 2016

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

**PROPOSED DEVELOPMENT AT GEORGE'S PLACE, DÚN LAOGHAIRE, CO.  
DUBLIN**

**Planning Ref: PC/H/05/16**

To whom it may concern,

An Appropriate Assessment screening determination was made by Dun Laoghaire Rathdown County Council regarding the application for a residential development at George's place, Dún Laoghaire, Co. Dublin.

This decision has been informed by information prepared by Scott Cawley Ltd. On behalf of the Council – Appropriate Assessment Screening Report dated 14<sup>th</sup> June 2016. 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:

1. The temporary nature of any discharges related to the construction of the site.
2. The incorporation of SuDS (i.e. infiltration trenches) into the design of the proposed development.
3. The distance between the site and Dublin Bay and potential for dilution in the drainage network.
4. The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011).
5. The adherence to best practice construction methodology in relation to potential contaminated land and / groundwater as outlined under "Potential for cumulative effects on European Sites".
6. The existence of a 'substantial marine water buffer' between the proposed development and a number of European sites.
7. The distance between the proposed development and a number of the European sites and the absence of a Hydrological Linkage between them.
8. There is no risk of disturbance to Special Conservation Interest bird species given the relatively small scale and temporary nature of construction works and the distance between the proposed development and the European sites.

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 works.

Yours Sincerely,

  
Maura Hickey  
Housing Department

