

16<sup>th</sup> December 2016

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

**PROPOSED REFURBISHMENT OF EXISTING PROPERTY AT PARK HOUSE, 66 GEORGES  
STREET UPPER, DÚN LAOGHAIRE CO. DUBLIN.**

**Planning Ref:-PC/H/01/17**

An Appropriate Assessment screening determination has been made by Dún Laoghaire-Rathdown County Council regarding the application for a residential development at Park House, 66 Georges Street Upper, 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 29<sup>th</sup> May 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 construction of the site.
2. The urban land buffer that exists between the site and Dublin Bay and potential for dilution in the drainage network.
3. The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011).
4. The distance between the proposed development site and the European sites and the absence of a hydrological link between the two.
5. There is no risk of disturbance to Special Conservation bird species given the relatively small, scale and temporary nature of the construction works associated with the proposed development and 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 proposed works.

Yours sincerely,

  
**Maura Hickey**  
Housing Department