

Appropriate Assessment Screening Determination under Article 6(3) of Council Directive 92/43/EEC (Habitat Directive) implemented by European Union (Birds and Natural Habitats) Regulations, 2011 (as amended) and Planning and Development Act, 2000 (as amended)

Residential Development at Woodbrook DART Gateway, Dublin 18

Planning Ref: PC/H/03/2026

Dun Laoghaire-Rathdown County Council is proposing a 2 - ⁸/₇ storey building and associated infrastructure at Woodbrook Dart Gateway, adjacent to Woodbrook DART station, Dublin 18. MS

The project consists of:

- 359 no. apartment units consisting of 2 blocks, **Block P:** 154no units (consisting of 83no. 1-Bed, 18no. 2-Bed(3P), 46no. 2-Bed(4P), 4no. 3-Bed(4P) and 3no Duplexes (5P) **Block Q:** 205no units (consisting of 77no. 1-Bed, 34no. 2-Bed(3P), 91no. 2-Bed(4P) and 3no. 3- Bed(5P) Duplexes)
- Communal space of 2320sqm;
- Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; (e) bus turning and taxi turning area; and (f) supporting mechanical, electrical and water infrastructure.
- Landscaping works including (a) Tree protection, tree removal and tree planting; (b) green roofs; (c) boundary treatment; (d) internal roads and footpaths; and (e) electrical services.
- All associated site development works including (a) provisions for water services; (b) foul and surface water drainage and connections; and (c) attenuation proposal.

The total proposed site area is approx. 2.63 hectares.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Section 177U of the 2000 Planning Act as amended, Dun Laoghaire County Council caused Brady Shipman Martin to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site.

Under the Planning and Development Act 2000 (as amended), and the Birds and Natural Habitats Regulations 2011, the planning authority cannot grant planning permission where significant effects may arise to a Natura 2000 site. In order to make that decision, the development must be screened for Appropriate Assessment. This report provides the necessary information to allow Dun Laoghaire Rathdown County Council to carry out this screening.

The Council makes this determination based on the information and data supplied by Brady Shipman Martin. The methodology adopted by Brady Shipman Martin for this screening statement includes;

- Reference and compliance to the requirements of relevant EU and Irish guidance document such as Birds Directive, the Habitats Directive, the Planning Acts, and the Birds and Natural Habitats Regulations

- Baseline data collection that includes;
- A desk-based assessment between January and May 2026 of subject site and the wider area.
- Site visits undertaken by Ecologist and Environmental Consultant at Brady Shipman Martinis.

This assessment is based on the source-pathway-receptor model, which dictates that, for an effect to occur, there must be a 'source' (such as a construction site); a 'receptor' (such as a designated site for nature conservation); and a 'pathway' between the two (such as a watercourse that links the construction site to the designated site).

In carrying out this Appropriate Assessment screening, mitigation measures have not been taken into account. Standard best practice construction measures have not been taken into account where these are to be implemented for the purposes of mitigating any effects on the environment which could have a potential impact on any Natura 2000 sites.

Determination:

Having regard to the foregoing, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, for the reasons set out above and in the AA Screening Report, it has been concluded that the proposed development, without relying on any mitigation measures, will not have a significant effect on any European Sites, in view of the sites conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

Consequently, a Stage Two AA and a Natura Impact Statement (NIS) is not required.

The proposed development 2-⁸/~~7~~ storey building apartment containing 359 units comprising of (a) 160 no. one-bed and (b) 52 no. two-bed/3P units (c) 137 no. two-bed/4P units (d) 4 no. three-bed units and (e) 6 no. three-bed duplexes in 2 no. blocks; communal space of ²³²⁸2540sqm; and public open space of 6475sqm; and associated works is being promoted by Housing Department. This Appropriate Assessment Screening Determination in respect of the proposed Development of 359 no. residential units has been recommended by Miguel Sarabia, Senior Planner in the Planning and Economic Development Department and made by Paul Kennedy, Director of Service in the Planning and Economic Development Department to apply appropriate functional separation in the carrying out of a Screening Determination for Appropriate Assessment.

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Signature (recommended by) MIGUEL SARABIA SENIOR PLANNER
Name Position / Department

Signatory (Approved Officer): Paul Kennedy DIRECTOR OF PLANNING
Name Position / Department

Delegation No. 2617 10/03/25

Date of Signature: 16/06/26