

17 September 2021

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

PROPOSED HOUSING DEVELOPMENT ON AN INFILL SITE ADJACENT TO 37 ROLLINS VILLAS

PLANNING REF: PC/H/01/21

An Appropriate Assessment screening determination has been made by Dún Laoghaire - Rathdown County Council regarding the application for a residential development of an infill site adjacent to 37 Rollins Villas, Sallynoggin, Co Dublin.

The decision has been informed by information prepared by Scott Cawley on behalf of the Council – Appropriate Screening Report August 2021. 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 is 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 scale and location of the proposed development relative to the receiving surface water network
- The relatively low volume of any surface water run-off or discharge events from the proposed development site relative to the receiving surface water and marine environments, and
- The level of mixing, dilution and dispersion of any surface water run-off/discharges from the proposed development site in the receiving watercourses, Killiney Bay and the Irish Sea

Foul Water

Foul waters generated on site during operation will be treated at the Ringsend wastewater treatment plant and enters at Dublin Bay. Therefore, there is no possibility of the proposed development undermining the conservation objectives of any of the qualifying interests or special conservation interests of the European sites in, or associated with, Dublin Bay as a result of foul water discharges.

Habitat

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


- There are no European sites within the proposed development boundary.
- There are no European sites at risk of hydrological effects associated with the proposed development
- There are no European sites at risk of hydrogeological effects associated with the proposed development
- There are no European sites within the potential zone of influence of disturbance effects associated with the construction operation of the proposed development.

For these reasons, it is considered that the application for planning permission for the proposed development does not require an Appropriate Assessment.

An Appropriate Assessment 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 Scott Cawley, and the details in the planning application documentation, that an Appropriate Assessment is not required for these proposed works.

Yours sincerely,



Maura Hickey
Administrative Officer
Housing Department