

**Appropriate Assessment Screening Determination under the
 European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended)
 (For Proposed Local Authority Development)**

Project Title:	Proposed Community Facility and Housing Development at Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin.
-----------------------	--

Description of the Proposed Development:

Proposed demolition of community building at 11 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin.

- Legislative Context:**
- Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora)
 - Habitats and Birds Directives (Council Directive 2009/147/EC on the conservation of wild birds)
 - Water Framework Directive (WFD) (2000/60/EC)
 - European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) (S.I. No. 477 of 2011)
 - Planning and Development Act 2000 (as amended)
 - Planning and Development Regulations, 2001 (as amended)
 - Dún Laoghaire-Rathdown County Development Plan 2022-2028

AA Screening Report:

The Housing Department of Dún Laoghaire-Rathdown County Council commissioned the Appropriate Assessment Screening Report (AASR) from consultants Traynor Environmental Ltd. The report was carried out by Ecologist Noreen McLoughlin MSc MCIEEM, and dated November 2025.

The AASR has been examined and evaluated by Miguel Sarabia, Acting Senior Planner, Planning Department; and Paul Kennedy, Director of Planning, Economic Development, Harbour & Property Management, who are satisfied that the AASR fully considers the relevant Directives and legislation, and agree with the contents and conclusion set out in the AASR and the reasons therein.

This AASR has considered potential effects within the Zone(s) of Influence, resulting from the source pathway receptor model, which may arise during the construction and operational phases of the proposed Community Facility and Housing Development at Sussex Street and Eblana Avenue.

Through an assessment of the potential sources and potential pathways for significant effects, the project characteristics have been evaluated by this report, taking account of the processes involved and the distance of separation from European sites, concluding that there is no likelihood of significant effects occurring to the Qualifying Interests, Special Conservation Interests or the Conservation Objectives, of any designated European site, as a result of the implementation of the proposed development.

Given the nature of the proposed development in the context of the local environment, plans and projects, the proposed development will not lead to any significant effects in combination with effects arising from any other plans or projects.

The AASR concludes that the proposed development is not foreseen to have any likelihood of significant effects on any European sites, alone or in combination with other plans or projects – and therefore any potential for significant effects on any European site resulting from the proposed development can be ruled out. This conclusion is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, the proposed development does not need to be subject to Stage Two Appropriate Assessment, nor is a Natura Impact Statement required.

The main reasons for this are as follows:

- Having regard to the relevant directives and legislation.
- The works will not give rise to water quality impacts of any significant magnitude.
- The downstream distances of any European site where hydrological connectivity were identified, and the dilution capacity of the receiving waterbodies are considered sufficient for any potential silt/oil to dissipate.
- Standard best practice will be adhered to on-site during construction phase.
- No expected significant in-combination effects are likely to occur arising from relevant schemes and planning applications.

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 AASR, it has been concluded that the proposed development (Proposed Community Facility and Housing Development at Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin), individually or in combination with other plans or projects¹, 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, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process, and a Natura Impact Statement (NIS) is not required.

The proposed Community Facility and Residential Development at Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin is being promoted by the Housing Projects section of the Housing Department in Dún Laoghaire-Rathdown County Council.

This Appropriate Assessment Screening Determination in respect of the proposed Community Facility and Housing Development at Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin has been made by Paul Kennedy, Director of Planning, Economic Development, Harbour & Property Management of the DLR Planning and Economic Development Department to apply appropriate functional separation in the carrying out of a Screening Determination for Appropriate Assessment.

¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:

- a) No alternative solution available,
- b) Imperative reasons of overriding public interest for the plan to proceed; and
- c) Adequate compensatory measures in place.

Signature:



Signatory (Approved Officer):

PAUL KENNEDY
Name

DIRECTOR OF PLANNING + ECONOMIC DEV
Position / Department

Date:

09/03/26