

Appropriate Assessment Screening Determination under European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended) for a Development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin

Dun Laoghaire-Rathdown County Council is proposing to carry out development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin.

The project consists of: construction of:

- Full retrofit and refurbishment of no. 9 George's Place (Floor Area: 484 sqm) to accommodate new use as a creative hub with studio spaces, teaching rooms, multi-purpose rooms / meeting rooms and associated social spaces.
- Full thermal efficiency upgrading to best conservation practice.
- Demolition of existing two-storey lean to extension to no. 9 George's Place which is structurally unsound and in very poor condition (Floor area: approx. 83 sqm).
- Construction of new four-storey extension to replace existing lean-to extension to provide universal access to all levels on no. 9 George's place, to provide new multi-purpose studios and meeting rooms for the creative hub and to provide a viewing terrace at upper level. (11.8 x 9m footprint approx. 315 sqm extension).
- Ground Floor (semi-basement level of no. 9 George's Place) of extension: 95sqm containing double height entrance foyer at street level to provide universal access, lift & stair core providing access to semi-basement level of no. 9 George's Place, multipurpose room and changing places w.c.
- First floor extension: 92 sqm containing lift & stair core, multipurpose room and glazed link to no. 9 George's Place.
- Second floor extension: 92 sqm containing lift & stair core, multipurpose room, office and glazed link to no. 9 George's Place.
- Third floor of extension: 36 sqm containing lift & stair core, terrace (17 sqm) to the rear accessed from the corridor, multipurpose room with small terrace (11sqm) to the front.
- Full retrofit and refurbishment of former Wash House, Kelly's Avenue (Floor Area: 161 sqm) to include revised internal layout to accommodate new use and full thermal efficiency upgrading to best conservation practice.
- Insertion of internal platform lift in Wash House for Universal Access. • The external courtyard between the two buildings will be retained to facilitate access and circulation between the two buildings. It will be landscaped with a pergola overhead to enhance the circulation route between the two buildings. (Courtyard 10.6m x 10m: 106 sqm)
- External enhancement to the surrounding perimeter area and enhancement of the boundaries of the site.
- The future use of the building is currently being determined through public consultation and the preparation of the Integrated Urban Study with funding from THRIVE (Town Centre First Enhancement Scheme). It will be a non-residential educational / creative hub. Probable uses include a Centre for Digital Creative Practices with educational spaces and creative studios / exhibition space / music education / teaching spaces / creative hub.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Dun Laoghaire County Council caused Traynor Environmental 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(s).

As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council determines following screening that an Appropriate Assessment is not required.

No European sites are within the zone of influence of the proposed development. The proposed development is not directly, connected with, or necessary to, the management of any European site, and it can be concluded on the basis of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by Traynor Environmental.

The Council makes this determination based on the information and data supplied by Traynor Environmental. From the AA screening exercise undertaken the Council is satisfied having regard to:

- the nature and extent of the proposed works
- the distance between the proposed development site and designated conservation sites
- the lack of a direct hydrological pathway or biodiversity corridor link any European site
- the dilution, mixing and settlement effect of surface water within the drainage network, watercourses and in the marine environment
- the absence of any in combination effects from other projects in the vicinity of the proposed development

that the proposed development would not give rise to any significant effects on any European site through surface water, land and air, and groundwater pathways and that the construction and operation of the development will not impact on the conservation objectives of qualifying interests of European 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 at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin individually or in combination with other plans or projects, 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 on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin is being promoted by the Architects' Department. This Appropriate Assessment Screening Determination in respect of the proposed development at No. 9 Georges Place & Wash

House, Kellys Avenue, Dún Laoghaire Co. Dublin has been made by Aidan Blighe, Director of Planning and Economic Department to apply appropriate functional separation in the carrying out of a Screening Determination for Appropriate Assessment.

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

Signatory (Approved Officer):  Director of Planning + Economic Development
Name Position / Department

Delegation No. 2515

Date: 05/02/25

