

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

Residential Development at Mount Saint Mary's, Dundrum Road, Dundrum, Dublin 14

Planning Ref: PC/H/02/2025

Dun Laoghaire-Rathdown County Council is proposing a 2 - 6 storey building and associated infrastructure at Mount Saint Mary's and Saint Josheph's, Dundrum Road, Dublin 14.

The project consists of:

- 129 no. apartment units consisting of (a) 72 no. one-bed and (b) 57 no. two-bed units in 3 no. blocks; communal space of 889sqm; and public open space of 2481sqm;
- Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; and (e) 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) new vehicular access off Dundrum Road; (b) provisions for water services; (c) foul and surface water drainage and connections; and (d) attenuation proposal.

The total proposed site area is approx. 0.98 hectares.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Section 177U of the 2000 Act as amended Dun Laoghaire County Council caused OPENFIELD Ecological Services 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).

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 AA. 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 OPENFIELD Ecological Services. The methodology for this screening statement is clearly set out in a document prepared for the Environment DG of the European Commission entitled 'Assessment of plans and projects significantly affecting Natura 2000 sites' Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC' (Oxford Brookes University, 2001). In accordance with this guidance, the following methodology has been used to produce this screening statement:

- Management of the Site
- Description of the Project
- Characteristics of the Site

Assessment of Significance

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 2- 6 storey building apartment containing 129 units comprising of 72 no. one-bed and (b) 57 no. two-bed units in 3 no. blocks; communal space of 889sqm; and public open space of 2481sqm; and associated works 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 2- 6 storey building apartment containing 129 units comprising of 72 no. one-bed and (b) 57 no. two-bed units in 3 no. blocks; communal space of 889sqm; and public open space of 2481sqm; and associated works is being promoted by Housing Department. This Appropriate Assessment Screening Determination in respect of the proposed Development of 129 no. residential units has been recommended by Ger Ryan, 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.

Signature (recommended by)



Name

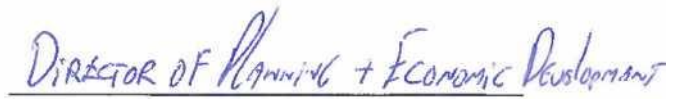


Position / Department

Signatory (Approved Officer):



Name



Position / Department

Delegation No. 2617

Delegation date. 10/03/2025

Date of Signature:

