

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 Leopardstown Road

Planning Ref: PC/H/01/2025

Dun Laoghaire-Rathdown County Council is proposing a 3 - 6 storey building and associated infrastructure at Leopardstown Road, Dublin 18.

The project consists of:

- 80 no. residential units consisting of (a)31 no. one-bed, (b)18 no. two-bed (three-person), (c)21 no. two-bed (four-person) and (d)10 no. three-bed units in 2 no. blocks.
- Associated infrastructure includes (a)open space and (b)car/cycle parking and is a (c)mixture of duplexes and (d)apartments in 2 no. blocks ranging in height from three to six stories.
- This will include site clearance works and demolition of existing buildings, a construction phase to include new surface water drainage infrastructure and connection to electricity and wastewater networks.

The total proposed site area is approx. 0.87 hectares.

In accordance with Article 6(3) of the Habitats Directive and Section 177U of the 2000 Act caused OPENFIELD Ecological Services to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge, if that proposed development, individually or in combination with another plan or project is likely to have a significant effect on the European site.

Under the Planning and Development Acts, the Local 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.

Section 177U(4) provides that the competent authority shall determine that an appropriate assessment of a proposed development is required if it cannot 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 a European site.

The Council makes this determination based on the information and data supplied by OPENFIELD Ecological Services. In assessing the zone of influence of this project upon Natura 2000 sites the following factors must be considered:

- Potential impacts arising from the project
- The location and nature of Natura 2000 sites
- Pathways between the development and the Natura 2000 network


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.

In carrying out this AA 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.

On the basis of the screening exercise, it was concluded that the possibility of any significant impacts on any Natura 2000 site, whether arising from the project itself or in combination with other plans and projects, can be **excluded** beyond a reasonable scientific doubt on the basis of the best scientific knowledge available. In reaching that conclusion, it was not necessary to consider any measures to avoid or reduce the impact of the proposed development.

The proposed development consisting of 80 no. residential units together with associated infrastructure including open space and car/cycle parking and is a mixture of duplexes and apartments in 2 no. blocks ranging in height from three to six stories is being promoted by Housing Department. This Appropriate Assessment Screening Determination in respect of the proposed Development of 80 no. residential units has been recommended by Ger Ryan, Senior Planner in the Planning and Economic Development Department and made by Aidan Blighe, 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
Senior Planner 14/2/25

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

Delegation No. 2515

Date: 14/02/25