

Appropriate Assessment Screening Determination under European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended) for the Proposed Development of 3 – 5 storey building containing a community facility (floor area of 147 sqm), 37 apartments, and associated works (at Lambs Cross, Dublin 16)

As part of PPP (Public Private Partnership) Social Housing Bundle 5. The PPP programme is a partnership between the Department of Housing Local Government and Heritage (DHLGH), the NDFA and the local authorities involved.

Dun Laoghaire-Rathdown County Council is proposing to develop; a 3 – 5 storey building containing a community facility (floor area of 147 sqm), 37 apartments, and associated works at Lambs Cross, Dublin 16 (at junction of Sandyford Road & Hillcrest Road).

The project consists of:

- 37 no. apartment units, in a 3 - 5 storey building over under-croft area.
- 1 no. flexible community space of 147m²
- Energy Centre at fourth floor level and external roof plant at fifth floor level.
- Undercroft area at lower ground level comprising (a) 2 no. ESB substations (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; and (e) supporting mechanical, electrical and water infrastructure.
- Landscaping works including provision of (a) communal open space; and (b) public realm area fronting onto Sandyford Road and Hillcrest Road.
- All associated site development works including (a) vehicular access off Hillcrest Road; (b) public lighting; (c) varied site boundary treatment comprising walls and fencing; and (e) temporary construction signage.

The total proposed site area is approx. 0.35 ha.

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 NM Ecology Ltd - Consultant Ecologists 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 NM Ecology Ltd. - Consultant Ecologists.

The Council makes this determination based on the information and data supplied by NM Ecology Ltd - Consultant Ecologists as detailed in the Report. 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 of 3-5 storey building containing a community facility (floor area of 147 sqm), 37 apartments, 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 of a 3-5 storey building containing a community facility (floor area 147 sqm), 37 apartments, and associated works at Lambs Cross is being promoted by Housing Department. This Appropriate Assessment Screening Determination in respect of the proposed Development of a community facility (floor area 147 sqm), 37 apartments units and associated works at Lambs Cross has been recommended by Ger Ryan, Senior Planner in the Planning and Economic Development Department and made by Aidan Blighe, Director of Services 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

Signatory (Approved Officer) 
Name Position / Department

DIRECTOR OF PLANNING

Delegation No. 2515
Date: . 29/10/24