COMHAIRLE CATHRACH BHAILE ATHA CLIATH

DUBLIN CITY COUNCIL

Record of Executive Business

Planning and Development Act 2000 (as amended) – Part XAB
Planning and Development Regulations 2001 (as amended) – Part 8

Proposed Housing Development at Darndale, Dublin 17

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Dublin City Council is proposing a housing development at Darndale, Dublin 17.

The proposed works involve the:

The proposed development will provide 84 no. new residential units (50 no. apartment units and 34 no. residential houses) across 5 no. development blocks on the subject site. The breakdown of units to be provided is detailed below for the benefit of Dublin City Council:

- 45 no. 1 bed apartment units
- 5 no. 2 bed apartment units
- 12 no. 2 bed houses
- 21 no. 3 bed houses
- 1 no. 4 bed house

A detailed description of the proposed development has been provided in the AA Screening Report, prepared by JBA Consulting on behalf of Respond Housing Association on Dublin City Council lands, with drawings and supplementary reports provided with the Part 8 application..

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the AA Screening Report prepared by JBA Consulting, Dublin City Council as the Competent Authority has determined that the proposed development, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.

Key points in the determination – The proposed project is not adjacent to any European sites and as such there will be no direct effects on any European sites as a result of the project. The project site is sufficiently remote so as not to cause any disturbance to any qualifying interest species during the construction phase of the proposed project. The project site does not have habitats suitable for accommodating any qualifying interest species associated with any European site. As such the proposed project will not result in any effects to qualifying interest species. The Screening Report concludes:

On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant impacts on any Natura 2000 sites, 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. Therefore, a Stage 2 Natura Impact Statement and appropriate mitigation is not required should this project proceed.

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of these Natura 2000 sites.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

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Garrett Hughes

Senior Planner

20/07/26

A/Deputy City Planner