

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**

**Construction of 108 no. apartment units, community, cultural and arts facilities**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Dublin City Council is proposing construction of 108 apartment units at a site c. 0.58 ha at the Road Maintenance Depot, Marrowbone Lane and Forbes Lane, Dublin 8.

A detailed description of the proposed development has been provided in the Appropriate Assessment Report, prepared by NM Ecology, on behalf of Dublin City Council, with drawings and 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 Screening for Appropriate Assessment report (the Screening Report) prepared by NM Ecology, Dublin City Council as the Competent Authority has determined that the proposed residential and community 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 – there are no European sites present within the redline boundary and the closest European sites are 4.9 km to the east (South Dublin Bay and River Tolka Estuary SPA, site code: 4024) and 4.9 km to the east (South Dublin Bay SAC, site code: 206). There are no feasible pathways between the site and any of the European sites.

The consideration of all potential effects which may arise during the construction and operational phases as a result of the implementation of the project have been considered by NM Ecology Ltd, on behalf of Dublin City Council. Their Screening for AA concludes “*that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2*”

Through an assessment of the pathways for effects and an evaluation of the project characteristics, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site as a result of the proposed development.

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.



Senior Planner  
07/10/2024

Agreed:



Deputy City Planner  
October 8<sup>th</sup> 2024