

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**

77 Apartments with 135sq.m of internal community, arts and cultural floor space

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Dublin City Council is proposing a residential and Community development at Cardiffsbridge Road , Wellmount Road, and Wellmount Drive, Finglas Dublin 11.

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, on behalf of Dublin City Council, as the Competent Authority, determines 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.

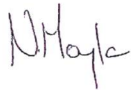
Key points in the determination – there are no European sites present within the redline boundary and the closest European site is 6 km away (South Dublin Bay and River Tolka Estuary SPA, site code: 4024). A series of 12 winter bird surveys were carried out on site between September 2023 and February 2024, the site includes a large amenity grassland area. Brent geese (Special Conservation Interest) were recorded on the site on 4 occasions, it was concluded that geese used the site in low numbers on an occasional basis.

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 have an imperceptible impact on brent geese, because the Site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher foraging value. Black-headed gull was also present, but it is a generalist species that will continue to use the Site following the proposed development, so it will not be significantly affected. On this basis, we conclude that the proposed development will not significantly affect the SCI bird species associated with the SPAs in Dublin Bay.*”

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.



Neasa Moylan
Senior Executive Planner
Date: 03/07/24



Billy Joe Padden
Senior Planner
03/07/24

Agreed
Eve hi Pheta
Deputy City Planner
July 9th 2024