

**COMHAIRLE CONTAE BAILE ÁTHA CLIATH THEAS**  
**South Dublin County Council**  
**Record of Executive Business and Chief Executive's Orders**

Planning and Development Act 2000 (as amended)  
 Planning and Development Regulations, 2001 (as amended)

**Proposed Mixed Tenure Housing Development of 29 homes and all associated site and development works on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, South Dublin County Council is proposing to carry out the construction of a Mixed Tenure Housing Development of 29 homes and all associated site and development works on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

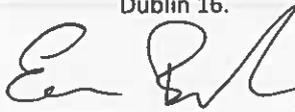
It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of the Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's *Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities* (2010), screening of the development for Appropriate Assessment was carried out on behalf of SDCC in February 2025 by Fehily Timoney and Company of Unit 3&4 Northwood House, Northwood Crescent, Northwood, Dublin, D09 X899.

Following examination of the relevant information, including the nature of the project and its potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, the stage 1 Screening has determined that there is no potential for likely significant effects on any European sites. The AA screening process is centred around the Source-Pathway-Receptor model and has considered the potential effects which may arise during the construction and operational phase of the project. Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site. Therefore, it is considered that the application for consent for the proposed development does not require a Stage 2 Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

  
 A/ Senior Planner

**Order:** That South Dublin County Council as the Competent Authority having considered the AA Screening Report prepared by Fehily Timoney and Company and through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for Mixed Tenure Housing Development of 29 homes and all associated site and development works on a site at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

  
 Director of Planning and Transport

04/03/2026  
 Date

To whom the appropriate powers have been delegated by order number DELG 2825 of the Chief Executive of South Dublin County Council