

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

Proposed Mixed Tenure Housing Development 160no. residential units along with all associated site and development works on SDCC Lands at Oldcastle Park, Clondalkin, Dublin 22.

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 proposed Mixed Tenure Housing Development on SDCC Lands at Oldcastle Park, Clondalkin, Dublin 22, comprising of 160no. residential units, new vehicular entrance off the Grange Castle Road/R136, along with all associated site and development works.

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 September 2026 by Fehily Timoney and Company of Unit 3&4 Northwood House, Northwood Crescent, Northwood, Dublin, D09 X899.

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).


Acting 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 a Mixed Tenure Housing Development on SDCC Lands at Oldcastle Park, Clondalkin, Dublin 22, comprising of 160no. residential units, new vehicular entrance off the Grange Castle Road/R136, along with all associated site and development works.



Director Of Services

23/9/26

Date

To whom the appropriate powers have been delegated by the order number DELGDELG28/25 of the Chief Executive of South Dublin County Council