

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

Proposed Neilstown District Centre Enhancement Scheme at Neilstown Shopping Centre, Dublin 22

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, South Dublin County Council is proposing to carry out the reconfiguration of the existing public realm and public open space at Neilstown Shopping Centre, Dublin 22, 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 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, inter alia, Article 6 of the Habitats Directive 92/43/EEC, Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2001, as amended, and the 'Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities' (DHPCLG - 2010), an AA Screening Report was prepared on behalf of SDCC in October 2026 by Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants, commissioned by Nicolas De Jong (NDJ) Architects, which concluded, on the basis of objective scientific information, that the works, either alone or in combination with other plans or projects, will not give rise to any likely significant effects on the conservation objectives of any European site. This conclusion was based on the absence of any plausible source-pathway-receptor link between the works and the qualifying interests of the identified Natura 2000 sites.

Following examination of the relevant information, the nature, scale and location of the project and its potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, 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 has considered the Source-Pathway-Receptor model and the potential effects which may arise during the construction and operational phase of the project. Taking account of the processes involved, the distance of separation from European sites and the absence of any plausible pathways for significant effects to arise, 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, a Stage 2 Appropriate Assessment and Natura Impact Statement (NIS) is not required.


Acting Senior Planner

ORDER:

That South Dublin County Council as the Competent Authority, having considered the information contained in the AA Screening Report prepared by Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants, commissioned by Nicolas De Jong (NDJ) Architects, and taking account of the processes involved, the distance of separation from European sites and the absence of any plausible pathways for significant effects to arise, makes a determination that, when considered either alone or in combination with other plans or projects, the Neilstown District Centre Enhancement Scheme will not give rise to any likely significant effects on the conservation objectives of any European site. Therefore, a Stage 2 Appropriate Assessment and Natura Impact Statement (NIS) is not required.


Senior Planner


Date

To whom the appropriate powers have been delegated by the order number DELG3024 of the Chief Executive of South Dublin County Council