

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 social and affordable housing development comprising of 263 No. residential units made up of houses, duplexes, apartments, community building, homework room, and site development works with a total site area of approx. 10.65 ha. including three landscape open spaces, the provision of 253 No. Parking spaces, 169 cycle parking spaces, No. 3 ESB substations, revised junction layout at the entrance to the development from Lynches Lane, SUD's measures and all associated ancillary site development works on a site located on lands within Clonburris SDZ, primarily in the subsector known as Kishogue Southwest which is located on Lynches Lane to the West of the R136 Outer Ring Road.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, South Dublin County Council is proposing to construct a social and affordable housing development total site area of APPROX 10.65 ha. comprising of the following works:
263 No. Units in a mix of single, two and three storey houses, duplexes, and apartments, comprising:

- 1 No. single storey – two bed semi-detached house
- 1 No. single storey – four bed semi-detached house
- 65 No. apartments – one bed apartments
- 53 No. apartments – two bed apartments
- 106 No. two storey – three bed terrace/semi-detached houses
- 16 No. Duplex – three bed houses
- 15 No. three storey – four bed houses
- 6 No. two storey – four bed houses
- Community building and Homework room
- Site development and landscape works include the provision of 253 No. Parking spaces, 169 No. cycle parking spaces, 3 x ESB substations, high quality amenity spaces including a linear park and community green, landscape works, revised junctions at the entrance to the development from Lynches Lane, SUD's measures and all associated ancillary site development works on a site located on lands within Clonburris SDZ, primarily in the subsector known as Kishogue South West which is located on Lynches Lane to the West of the R136 Outer Ring Road.

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 in April 2022 by AECOM Ecology, AECOM Limited, 4th Floor Adelphi Plaza George's Street Upper Dun Laoghaire, A96 T927, Co. Dublin, Ireland.

Following an examination, analysis and evaluation of the relevant information, including in particular, 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 Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

Eoin Burke

Senior Planner

Order: That South Dublin County Council as the Competent Authority having considered the AA Screening Report prepared by AECOM Ecology 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 the development of a social and affordable housing project comprising:

263 No. Units in a mix of single, two and three storey houses, duplexes, and apartments, comprising:

- 1 No. single storey – two bed semi-detached house
- 1 No. single storey – four bed semi-detached house
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- Site development and landscape works include the provision of 253 No. Parking spaces, 169 No. cycle parking spaces, 3 x ESB substations, high quality amenity spaces including a linear park and community green, landscape works, revised junctions at the entrance to the development from Lynches Lane, SUD's measures and all associated ancillary site development works on a site located on lands within Clonburriss SDZ, primarily in the subsector known as Kishogue South West which is located on Lynches Lane to the West of the R136 Outer Ring Road.

27 April 22
Date



Director Land Use Planning and Transportation