

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)

Notice of Proposed Development by A Local Authority

Proposed development of 118 Social residential homes and associated landscaped open space, roads and associated site works on SDCC land located off Lynch's Lane to the east of the R136 Outer Ring Road and south of Thomas Omer Way, in the townland of Kishoge, Lucan, Co. Dublin
Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:

A residential development on land located off Lynch's Lane to the east of the R136 Outer Ring Road and south of Thomas Omer Way, in the townland of Kishoge, Lucan, Co. Dublin. The development is being advanced in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

The proposed development includes:

- **118 no. residential units in a mix of two storey houses, 3 storey duplex units and apartment blocks of 4 – 6 storeys comprising 26 no. 1 bed apartments; 42 no. 2 bed apartments; 21 no. 3 bed apartments; 23 no. 3 bed houses; and 6 no. 4 bed houses, with renewable energy design measures (which may be provided externally) for each housing unit.**
- **Landscaping works include provision of (a) communal open space areas (b) outdoor sports and play areas; (c) new pedestrian and cycle connections; and (d) civic plaza.**
- **Associated site and infrastructural works including provision for (a) ESB substations and switchrooms; (b) energy centre to the rear of 6 storey block; (c) photovoltaic panels; (e) car and bicycle parking; (f) public lighting; (g) bin storage; (h) temporary construction signage; (i) estate signage; and (j) varied site boundary treatment comprising walls and fencing; and all associated site development works.**

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, South Dublin County Council (SDCC) hereby give notice to construct 118 Social Housing dwellings at Kishoge Northeast, Clonburris, County Dublin.

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 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 July 2024 by NM Ecology Ltd, 38 Maywood Ave, Raheny, Dublin 5.

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).

Asisling Kelly
Senior Executive Planner

Order: That South Dublin County Council as the Competent Authority having considered the AA Screening Report prepared by NM Ecology Ltd, 38 Maywood Ave, Raheny, Dublin 5 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 development consisting of 118 Social Housing dwellings at Kishoge Northeast, Clonburris, County Dublin.


Senior Planner

Date 25/07/24

To whom the appropriate powers have been delegated by the order number DELG/32/24 of the Chief Executive of South Dublin County Council