

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 118 No. residential units made up of houses, duplexes, triplexes, and an apartment building and site development works including landscape works ,the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works on a site located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113).

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 comprising of the following works:

118 No. Units in a mix of houses, duplexes, simplexes, and 1 No. Apartment building, comprising:

- 11 No. 2 storey - three-bed semi-detached and terraced houses
- 11 No. 3 storey - four-bed semi-detached and terraced houses
- 25 No. 3 storey buildings each comprising: a single storey 2-bedroom apartment at the ground level with a three-bed duplex above
- 5 No. 3 storey - stacked simplex units (Triplex): comprising a 1-bedroom apartment with study at ground level and 2 No. 1-bedroom apartments at the first and second floor levels
- 4 No. 3 storey - stacked simplex units (Triplex): comprising a 2-bed apartment at ground level and 2 No. 1-bedroom apartments with study at the first and second floor levels
- 1 No. 4 storey Apartment building (c.440 sq.m.) Accommodating 19 No. Apartments, comprising; 15 No. 1 bed and 4 No. of 2 bed units. The proposed apartments are provided with private balconies or terraces.
- Site development and landscape works include the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works on a site located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113).

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 March 2022 by Moore Group-Environmental Services, 3 Gort na Rí, Athenry, Co. Galway.

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 Moore Group-Environmental Services 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 118 No. Units in a mix of houses, duplexes, simplexes, and 1 No. Apartment building, comprising:

- 11 No. 2 storey - three-bed semi-detached and terraced houses
- 11 No. 3 storey - four-bed semi-detached and terraced houses
- 25 No. 3 storey buildings each comprising: a single storey 2-bedroom apartment at the ground level with a three-bed duplex above
- 5 No. 3 storey - stacked simplex units (Triplex): comprising a 1-bedroom apartment with study at ground level and 2 No. 1-bedroom apartments at the first and second floor levels
- 4 No. 3 storey - stacked simplex units (Triplex): comprising a 2-bed apartment at ground level and 2 No. 1-bedroom apartments with study at the first and second floor levels

- 1 No. 4 storey Apartment building (c.440 sq.m.) Accommodating 19 No. Apartments, comprising; 15 No. 1 bed and 4 No. of 2 bed units. The proposed apartments are provided with private balconies or terraces.
- Site development and landscape works include the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works on a site located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113).

30/03/2022
Date

Mick Mulhern
Director Land Use Planning and Transportation