



**ADDENDUM NO.1 TO:  
APPROPRIATE ASSESSMENT SCREENING REPORT FOR A PROPOSED  
LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD), RATHBORNE,  
ASHTOWN PELLETSTOWN, ASHTOWN, DUBLIN 15**

prepared for Ruirside Developments

## Document Control

<b>Project Title</b>	Rathborne LRD Amendments	<b>Project No.</b>	230063	
<b>Document Title</b>	Addendum to the Appropriate Assessment Screening Report	<b>Status</b>	Final	
<b>Revision</b>	<b>Issue Date</b>	<b>Author</b>	<b>Reviewed By</b>	<b>Approved By</b>
I2	17/05/2024	BK	SQ	CC

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## 1 Introduction

This technical note has been prepared as an Addendum, Addendum No.1, to an Appropriate Assessment Screening report (herein referred to as 'the AA Screening report') that was prepared by Scott Cawley Ltd. on 17 August 2023 for the Rathborne Large-scale Residential Development (LRD)<sup>1</sup> which consisted of minor alterations to Block 2, Block 3, Block 4 and Block 5 of a consented development, further detailed below.

The proposed development seeks amendments to the consented Strategic Housing Development parent permission approved under An Bord Pleanála Reg. Ref. ABP-307656-20, subsequently amended by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3, on a site of c. 3.07ha, located in Ashtown-Pelletstown, Ashtown, Dublin 15. The granted SHD generally comprised a scheme of 725no. apartment units, a creche, food store, and café, open space, and ancillary development accommodated in 6no. blocks ranging in height from 2 to 14 storeys. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

This technical note documents the proposed amendments to the development which comprises additional minor changes to Block 1 only (see Section 2).

This technical note, in conjunction with the information contained within the AA Screening report, is intended to provide information to the competent authority (in this instance Dublin City Council) in the discharge of their statutory duties in relation to AA.

The methodology followed for assessment of effects on European sites is contained within Section 2 of the AA Screening report. The description of proposed development is provided in Section 3.1, the overview of the receiving environment is provided in Section 3.2, and the assessment of effects on European sites is provided in Section 3.3 of the AA Screening report.

The conclusion of the AA Screening report was:

*"Following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded, for the reasons set out in Section 3.3 [of the AA Screening Report]. In reaching this conclusion, the nature of the project and its potential relationship with all European sites within the zone of influence, and their conservation objectives, have been fully considered.*

*"Therefore, it is the professional opinion of the authors of this report that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS)."*

## 2 Description of Proposed Changes to the Proposed Development

In summary, the proposed amendments to the permitted scheme consists of minor changes to Block 1 only, comprising generally of the relocation of the substation and metre room on the first floor of Block 1 from the southern elevation (canal side) to the western elevation of the adjoining café unit, resulting in internal floor area layout changes, elevational changes and the relocation of 1no. visitor car parking space; the addition of ventilation louvres to the facades of the building; internal revision to the ground floor undercroft level parking layout including the addition of 1 no. accessible car parking space; with associated

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<sup>1</sup> Scott Cawley (2023) Appropriate Assessment Screening Report for a Proposed Large-scale Residential Development (LRD), Rathborne, Ashtown-Pelletstown, Ashtown, Dublin 15 prepared for Ruirside Developments Published 17th August 2023

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minor landscaping works; all contained within the permitted Block 1 footprint. The development as otherwise permitted under ABP-307656-20 (as amended) remains the same.

### **3 Assessment of Effects of Changes on European Sites**

The activities required for the proposed amendments do not deviate substantially from activities described in the AA Screening report, are contained within the consented LRD development site, and do not materially affect the assessment completed by Scott Cawley of the proposed development as documented in their AA Screening report of 17 August 2023; the activities do not have the potential to affect the qualifying interests (QIs), special conservation interests (SCIs), or conservation objectives underpinning any European sites.

### **4 Conclusion**

As there is no possibility of the amendments to the project affecting any European sites, the amendments to the project will not affect the conclusion of the AA Screening report prepared by Scott Cawley Ltd.

Therefore following an examination, analysis, and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the project alone or in combination with other plans and projects, can be excluded, for the reasons set out in Section 3.3 of the AA Screening report, and as set out in Section 3 of this AA Screening Addendum No. 1, above. In reaching this conclusion, the nature of the project and its potential relationship with all European sites within the zone of influence, and their conservation objectives, have been fully considered.

Therefore, it is the professional opinion of the authors of this report that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).