



An
Coimisiún
Pleanála

Direction
CD-021919-26
ACP-323804-25

At a meeting held on 12/02/2026, the Commission decided not to direct the local authority to prepare a Natura Impact Statement in respect of the proposed development, based on the reasons and considerations set out below.

Planning

Commissioner: *Eamonn James Kelly*

Date: 12/02/2026

Eamonn James Kelly

Reasons and Considerations

Having regard to the following:

- (a) the limited zone of influence of potential impacts,
- (b) the urban location of the site, at a distance of circa 6 kilometres from the nearest European Site,
- (c) the absence of any significant surface water connection to any European Site,
- (d) the absence of any connection to a Groundwater Dependent European Site,
- (e) the absence of any significant ecological connection to any European Site, and
- (f) the results of winter bird surveys confirming species and numbers of Special Conservation Interests for Special Protection Areas within 15 kilometres,

it is considered reasonable to conclude that on the basis of the information available, which is considered adequate to issue a screening determination, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the identified European Sites, being South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), North Bull Island Special Protection Area (Site Code: 004006), and North-west Irish Sea Special Protection Area (Site Code: 004236), in view of the conservation objectives of these Sites and that a Stage 2 appropriate assessment and the submission of a Natura Impact Statement for the proposed development is not required.