

**Environmental Impact Assessment (EIA) Screening Determination  
under the Planning and Development Regulations 2001-2023 (as amended) and EIA Directive  
2011/92/EU as amended for  
The Proposed Development of Multi-Sport Buildings at St. Thomas's Estate (Phase 2), Tibbradden  
Road, Rathfarnham, Dublin 16 in Proximity to a Protected Structure (St. Thomas House)  
PC/PKS/01/24**

Dun Laoghaire-Rathdown County Council is proposing to; undertake multi-sport buildings at St. Thomas Estate (Phase 2) Tibbradden Road, Rathfarnham, Dublin 16.

The project consists of:

- a single storey activities and administration building of circa 1,574m<sup>2</sup>
- a single storey sprint track enclosure of circa 841m<sup>2</sup>
- site landscaping to settle the building into its immediate context and to tie in with existing facilities delivered in Phase One
- All earthworks, drainage and ancillary works

The total proposed site area is approx. 1.3 ha.

The County Council has considered the EIA Screening Report of March 2024 prepared on its behalf by CAAS Ltd which is based on the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 as amended and the information required by Schedule 7A of the said Regulations and, having regard to the following


- (a) the nature and scale of the proposed development
- (b) the location of the site on lands within a sports campus under Zoning Objective B - *'To protect and improve rural amenity and to provide for the development of agriculture'*.
- (c) that the construction impacts are anticipated to be insignificant to slight and temporary to short term
- (d) that the impacts as outlined in the said Report are likely to be low in intensity and complexity and no significant effects are likely to extend beyond the site boundary
- (e) that the cumulative impacts of the proposed development when considered in combination with existing and/or permitted development can be considered negligible
- (f) the fact that the design of the proposed development has taken account of the ecological sensitivities of the area
- (g) the fact that the proposed development will not result in the production of any significant waste or result in emissions or pollutants
- (h) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- (i) the information referred to in Schedule 7A of the Planning and Development Regulations 2001 (as amended)
- (j) The guidance set out in the EIA Guidance for Consent Authorities regarding Sub-threshold Development issued by the Department of the Environment, Heritage and Local Government (August 2003) and the other Guidelines referred to in EIA Screening Report

the Council considers that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report for the proposed development is not, therefore, required.

The Council makes this determination based on the information and data supplied by CAAS Ltd and the separate EclA Report that provides details of proposed mitigation measures and concludes that residual biodiversity effects will not be significant.

No real likelihood of significant effects on the environment	✓	EIA is not required
Real likelihood of significant effects on the environment		EIA is required

The proposed Development of Multi-Sport Buildings at St. Thomas's Estate (Phase 2) is being promoted by the Community and Cultural Development Directorate. This screening determination has been made by Miguel Sarabia, Senior Planner in the Planning and Economic Department to apply appropriate functional separation in the carrying out of a Screening Determination for Appropriate Assessment which is an appropriate functional separation in accordance with Article 9a of the EIA Directive.

Signature: (recommended by)  SAM McDAID ; A/SEP ; DM WEST.  
 Name Position / Department

Signatory (Approved Officer): MIGUEL SARBIA T/ SENIOR PLANNER DM EAST  
 Name Position / Department

Delegation No. 2545

Date: 10/07/2024