

**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 62 no. residential units, a community facility, and associated works  
(Balally, Sandyford, Dublin 16)**

As part of PPP (Public Private Partnership) Social Housing Bundle 5. The PPP programme is a partnership between the Department of Housing Local Government and Heritage (DHLGH), the NDFA and the local authorities involved. Dun Laoghaire-Rathdown County Council is proposing 62no. residential units, a community facility, and associated works.

The project consists of:

- 62 no. apartment units in a 5-6 storey building over under-croft area
- 1 no. flexible community space of 249m<sup>2</sup>
- Energy Centre at sixth floor level and an external plant area set back at roof level
- Undercroft area at lower ground level comprising (a) 1 no. ESB substation (b) car and bicycle parking; (c) bin storage; (d) bulk storage area; and (e) supporting mechanical, electrical and water infrastructure.
- Landscaping works including provision of (a) communal open space; (b) new pedestrian and cycle connections linking Blackthorn Dive with Cedar Road; and (c) public realm area fronting onto Blackthorn Drive.
- All associated site development works including (a) vehicular access off Cedar Road; (b) pedestrian and cycle access off Blackthorn Drive; (c) public lighting; (d) varied site boundary treatment; and (e) temporary construction signage.

The total proposed site area is approx. 0.32 ha.

The County Council has considered the EIA Screening Report of January 2024 prepared on its behalf by HRA Planning 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 subject site is zoned for “mixed use neighbourhood centre facilities” where the objective is; “to protect, provide for and or improve mixed-use neighbourhood centre facilities”.
- (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 as informed by the Environmental Impact Assessment Screening Report prepared by HRA Planning (January 2024) and it is concluded that an environmental impact assessment report (EIAR) is not required.

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 62 no. residential units, a community facility, and associated works at Balally, Sandyford, Dublin 16 is being promoted by the Housing Department. This screening determination has been made by Aidan Blighe, Director of Services in the Planning and Economic Department to apply appropriate functional separation in the carrying out of a Screening Determination for Environmental Impact Assessment which is an appropriate functional separation in accordance with Article 9a of the EIA Directive.

Signature: (recommended by)  Senior Planner, Planning Dept.  
 Name Position / Department

Signatory (Approved Officer):  Director of Planning + Economic Development  
 Name Position / Department

Delegation No. 2515

Date: 02/09/24