

13th July 2022

Environmental Impact Assessment Screening Determination in accordance with Article 120 (1B) (b)(i) of the Planning & Development Regulations, 2001 - 2018

PROPOSED DEVELOPMENT OF SITE AT 27 PATRICK STREET, DÚN LAOGHAIRE, CO. DUBLIN

PLANNING REF: PC/H/03/2022

An Environmental Impact Assessment screening determination has been made by Dún Laoghaire-Rathdown County Council in relation to an application for the residential development of a site at 27 Patrick Street, Dún Laoghaire, Co. Dublin.

The decision has been informed by information prepared by Traynor Environment Ltd. on behalf of the Council – Report for the Purposes of Environmental Impact Assessment Screening July 2022 - having regard to the following documents:

- Environmental Impact Assessment (EIA) Guidelines for Consent Authorities Regarding Sub-Threshold Development (DEHLG, 2003);
- Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017); and
- Guidelines on information to be contained in EIS (Environmental Protection Agency, 2002).

The following draft guidance document has also been consulted:

- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft August 2017 (EPA, 2017)

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council considers that there is no real likelihood of significant effects on the environment arising from the proposed development for the following reasons:



- The proposed project, on its own or in combination with other plans or projects, does not have the potential to give rise to significant effects on any Special Conservation Interests/Qualifying Interests of any Natura 2000 sites.

Accordingly, it is determined that an EIAR is not required for this proposed development. Any Person may, within 4 weeks from the date of the site notice, apply to An Bord Pleanála for an EAI screening determination as to whether the development would be likely to have significant effects on the environment.

Yours sincerely,



Eoghan Glynn
Acting Administrative Officer
Housing Department