

**Environmental Impact Assessment Screening (EIA) Determination under the Planning and Development Regulations 2001- 2023 (as amended) and EIA Directive 2011/92/EU as amended for a PROPOSED HOUSING DEVELOPMENT - Infill Site Adjacent to 4 Rockville Drive, Glenamuck South, Dublin 18. D18 X6Y6
PLANNING REF: S179A/H/01/2024**

Dún Laoghaire-Rathdown County Council is proposing to develop a two-storey detached 3-bedroom house on an infill site adjacent to 4 Rockville Drive, Glenamuck South, Dublin 18. The total area of the proposed development is circa 260 sqm.

The decision has been informed by information prepared by Openfield Ecological Services on behalf of the Council – Environmental Impact Assessment Screening Report October 2022 - having regard to the characteristics of the proposed development, in relation to size, the cumulation with other existing development, any associated works, the use of natural resources in particular land, soil, water and biodiversity, the production of waste, pollution and nuisances, surface and foul water, air and noise pollution, risk of major accident and characteristics of potential impacts.

Having reviewed and considered the 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 having regard to the following. The report identified impacts that were assessed as 'moderate negative and therefore mitigation is needed to reduce the severity of this potential effect.

Construction Phase

1 Loss of Vegetation – Vegetation should not be cleared during the closed season which lasts from March 1st to August 31st. Where this is not possible vegetation must first be inspected by a suitably qualified ecologist for nesting activities. Where a nest is found it cannot be disturbed unless under licence from the NPWS. Where no nest is found vegetation can be cleared within 48 hours.

2 Spread of Three-cornered Leek – an Invasive Species survey and Invasive Species Management Plan will be prepared by a suitably qualified invasive species specialist, which will be submitted for agreement with DLR County Council prior to commencement of works

3 Pollution to water courses – although pollution during construction was assessed as a minor negative effect, best practice management should be employed to ensure that pollution does not occur. This includes storing dangerous substances such as oils and fuels in a bunded area, keeping stockpiles of sand or clay well away from surface drains while any discharge of silt-laden water should only take place via a suitably sized silt trap.

While the removal of hedgerow vegetation will result in a short-term minor negative effect to biodiversity, as garden planting matures this impact will be reduced to neutral.

It is considered that the EIA Screening Report prepared by Openfield Ecological Services gives full consideration to the Directive and in particular to the requirements set out in the Directive for mandatory and sub-threshold EIA.

It has been found that the proposed development does not correspond to any project type in the Planning and Development Regulations 2001 - 2023 (as amended). The proposed scheme has nonetheless been assessed in accordance with the criteria given in Annex III of the Directive to determine whether or not it would be likely to have any significant effects on the environment.


It is considered that the EIA Screening Report contains a fair and reasonable assessment of the likelihood of significant effects on the environment having regard to the foregoing and in particular to:

- All birds, their nests and eggs are protected under the Wildlife Act. Vegetation should not be cleared during the closed season which lasts from March 1st to August 31st. Where this is not possible, vegetation must first be inspected by a suitably qualified ecologist for nesting activity.
- An Invasive Species survey and Invasive Species Management Plan will be prepared by a suitably qualified invasive species specialist and which will be submitted for agreement with DLR County Council prior to commencement of works.
- There will be no temporary residual impacts to biodiversity arising from this project. The removal of hedgerow vegetation will result in a short-term minor negative effect to biodiversity. As garden planting matures this impact will be reduced to neutral.

The Appropriate Assessment Screening Report (by Openfield Ecological Services) was carried out pursuant to the requirements of the Habitats Directive.

Having regard to the EIA Directive 2011/92/EU as amended, Dún Laoghaire-Rathdown County Council determines that the scheme individually and in combination with other plans and projects, does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

Signature


Maura Hickey, Acting Senior Executive Officer

Date

14/12/2023