

Environmental Impact Assessment Screening (EIA) Determination under the Planning and Development Regulations 2001- 2023 (as amended) and European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018) (S.I. 296/208) EU as amended for a

**PROPOSED HOUSING DEVELOPMENT at Lehaunstown, Dublin 18
PLANNING REF: S179A/H/02/2024**

Dún Laoghaire-Rathdown County Council is proposing to develop a scheme of 109 dwellings, together with associated infrastructure including roads, public lighting, communal and public open spaces and car/cycle parking on a site at Lehaunstown. The development consists of a mix of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys. The total site area is 35,822 and the total net development area of the proposed development is circa 20,173 sqm.

The decision has been informed by information prepared by Fehily Timoney, Consultants in Engineering, Environmental Science and Planning on behalf of the Council "Environmental Impact Assessment Screening Report April 2024" having had regard to the characteristics of the proposed development, in relation to size, the cumulation with other existing and scheduled developments, any associated works, the use of natural resources in particular land, soil, water, 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.

Based on all available information and taking account of the scale, nature and location of the proposed project it was the opinion of Fehily Timoney, that the preparation of an EIAR is not a mandatory requirement (under Part 1 or Part 2 of Schedule 5) hence the potential for significant environmental effects arising as a result of the proposed project was evaluated, in accordance with the requirements of Schedule 7a and Schedule 7.

Key findings of the report are summarised as follows

- Limited noise, vibration and dust emissions may be generated during construction; however, this is anticipated to be minimal in effect and will cause no significant impact.
- Waste will be generated during the demolition, construction and operational phases, however this not anticipated to have a significant effect
- There will be no significant impact on the receiving biodiversity, surface water, groundwater or traffic environment
- There will be no impact on recorded monuments or historic features.

In summary, no significant adverse impacts to the receiving environment will arise as a result of the proposed project.

The Council considers that the EIA Screening Report contains a fair and reasonable assessment of the likelihood of significant effects on the environment.

Having regard to the size, nature and characteristics of the proposed development and the absence of sensitive receptor (beyond ecological features which are considered in a stand-alone EcIA) there are no significant effects on the receiving environment expected.

Due to the project's limited impact on the receiving environment with respect to schedule 7 of the planning and Development Regulations 2001 – 2023 (as amended), Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA screening it is submitted that sub-threshold EIA is not required for the subject works.

The Appropriate Assessment Screening Report (by Fehily Timoney) was carried out pursuant to the requirements of the Habitats Directive.

An Environmental Management Plan will be implemented on the site during the construction period.

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
Maura Hickey, Acting Senior Executive Officer

Date

26/7/2024