

**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
129 units of Houses and Apartments on the Blackglen Road, Sandymount, Dublin 18**

PC/ARCH/09/24

Dun Laoghaire-Rathdown County Council is proposing to Develop 129 units of Houses and
Apartments on the Blackglen Road, Sandymount, Dublin 18

The project consists of 129 units of Houses and Apartments and a high support unit.

The total proposed site area is approx. 2.83 ha.

The County Council has considered the EIA Screening Report of 2024 prepared on its behalf by Sir
Environmental Consulting Ireland 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 is under Zoning Objective A- 'to provide residential development and improve residential amenity while protecting the existing residential amenities'
- (c) 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
- (d) that the cumulative impacts of the proposed development when considered in combination with existing and/or permitted development can be considered negligible
- (e) the fact that the design of the proposed development has taken account of the ecological sensitivities of the area
- (f) the fact that the proposed development will not result in the production of any significant waste or result in emissions or pollutants
- (g) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- (h) the information referred to in Schedule 7A of the Planning and Development Regulations 2001 (as amended)
- (i) 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 Sir Environmental Consulting Ireland 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 129 units of houses and apartments on the Blackglen Road in Sandford, Dublin 18 is being promoted by the DLR Housing Dept. This screening determination has been recommended by Ger Ryan, Senior Planner in the Planning and Economic Development Department and made by Paul Kennedy, Director of Services in the Planning and Economic Development Department which is an appropriate functional separation in accordance with Article 9a of the EIA Directive.

Signature (recommended by) M. Collins Name M. Collins
 Position / Department Senior Planner

Signature (Approved Officer) [Signature] Name [Signature]
 Position / Department Planning + Economic Dev

Delegation No. 2617

Date: 12/03/2025