



CONSULTANTS IN ENGINEERING,
ENVIRONMENTAL SCIENCE &
PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT AT LEHAUNSTOWN LANE

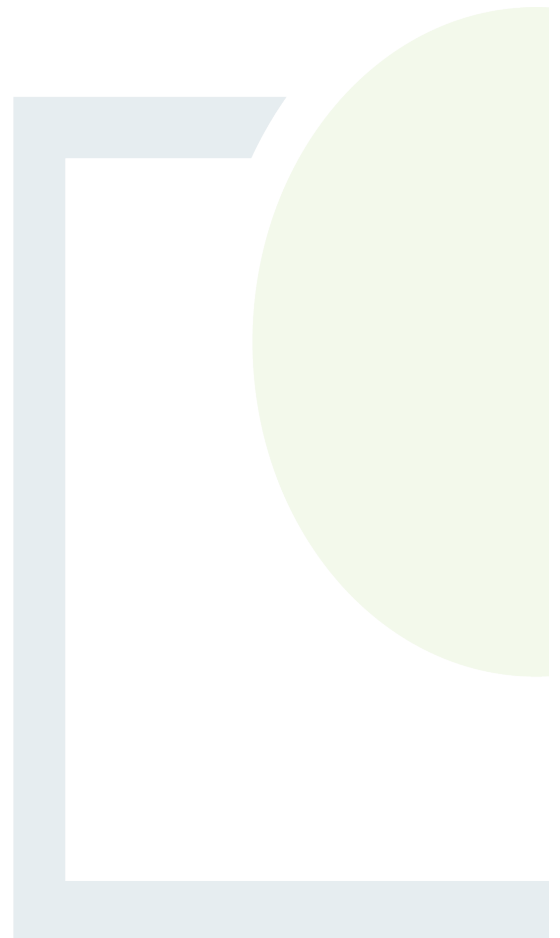
ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Prepared for:
Dun-Laoghaire Rathdown County Council



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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

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Abstract: This report documents an Environmental Impact Assessment Screening of a proposed residential development at Lehaunstown Lane, Laughanstown, Co. Dublin.



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1. INTRODUCTION AND BACKGROUND

Fehily Timoney and Company (FT) was engaged by Dún Laoghaire – Rathdown County Council to undertake an Environmental Impact Assessment (EIA) Screening in respect of a proposed residential development at the Lehaunstown Lane, Laughanstown, Co. Dublin (herein referred to as either the ‘project’ or ‘proposed development’).

The purpose of the report is to determine if EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act 2000, as amended, and Schedule 5 of the Planning and Development Regulations 2001, as amended. The requirement for a ‘*sub-threshold*’ development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA Screening has examined the proposed development with reference to the relevant thresholds and criteria.

The consideration of potential impacts covers all significant direct, indirect and secondary impacts as relevant, with reference to the guidance and in compliance with the legislation, including the following specified criteria for determining whether certain development types should be subject to EIA:

- (i) Characteristics of the proposal;
- (ii) Location of the proposal; and
- (iii) Characteristics of potential impacts.

Descriptions of effects follow the statutory EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022¹). Information on the proposed development has been obtained from Dún Laoghaire - Rathdown County Council, including: planning drawings (plans and sections), planning application documents, and a written description of the proposed development.

1.1 Relevant Experience and Expertise of Assessor

This chapter was written by Richard Deeney of FT. Richard is Principal Environmental Scientist who works in the Circular Economy and Environment group at FT. He has ca. 13 years of experience. He is vastly experienced in the coordination and completion of planning applications; EIA, including EIA Screening, EIA Scoping and the production of Environmental Impact Assessment Reports (EIARs); Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) of plans and programmes; IE/IPC/Waste Licensing and Compliance; and Sustainability and Climate Action consultancy. He leads an Environmental Science team that delivers projects in these areas. He is an expert project manager who has led and successfully delivered a wide range of strategic and complex projects. He has expertise in assessing the effects of plans and projects on a wide breadth of environmental topics.

¹ EPA (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports.



2. EXISTING ENVIRONMENT AND PROJECT DESCRIPTION

2.1 Description of Existing Site and Surrounding Environment

The development site is located off Lehaunstown Lane, Laughanstown, Co. Dublin. The site is located within the Cherrywood Planning Scheme Strategic Development Zone (SDZ).

It consists of a rectangular plot of land in agricultural use with an area of approximately 3.58 hectares. The site comprises a dry neutral grassland.

The southern and western boundaries consist of mature hedge rows. The north-western corner of the site shares a boundary with a private residence. This boundary consists of hedging and planting reinforced with sections of block wall. The northern boundary consists of mature hedging and ditch. A combined drain runs along this northern boundary cutting across the site at the lowest level and following the valley floor. An overhead ESB line runs across the NW corner of the site.

Existing one-off houses, accessed from Lehaunstown Lane are located along the northwest boundary of the site with one of the properties, a single-storey bungalow occupying the northwest corner of what would once have been part of the original field that makes up this site. The adjacent land to the south and west consists of fields.

The site is currently accessed from Lehaunstown Lane via a narrow, gated path that is understood to be the original field access.

The soils on site are fine loamy drift with siliceous stones with a mix of granite and limestone till subsoils.

A topographical survey for the site shows it slopes down from an elevation of 46 m at the western boundary towards the water course on its eastern boundary at 23 m elevation.

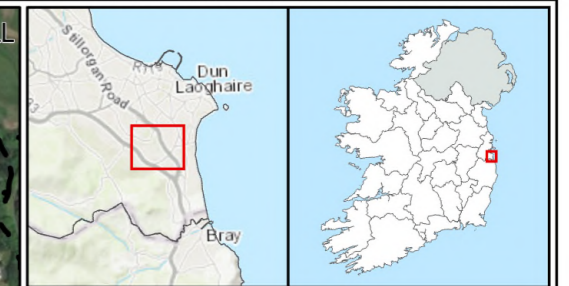
There are no known protected heritage features present on-site or in the immediate vicinity of the site.

The area surrounding the site is primarily urbanised in nature. There are also various improved grasslands, hedgerows, scrub and treelines in the surrounding area.

The site is located within Hydrometric Area No. 10 Ovoca-Vartry and within the Dargle_040 sub catchment. The site is located immediately adjacent to the Carrickmines Stream (10C04) (and riparian area) which ultimately flows into the Irish Sea approximately 2 km to the east of the site. As such there is direct connectivity between the site and the Irish Sea.

Three tufa springs are situated directly to the south of the site. Certain areas of the site lie within the catchment for these tufa springs.

A Site Location Map depicting the site and the surrounding area is presented in Figure 2-1.



Legend

- Site Boundary
- Townlands
- Rivers

TITLE:	Site Location		
PROJECT:	Lehaunstown Lane Development EIA Screening		
FIGURE NO.:	2.1		
CLIENT:	Dún Laoghaire Rathdown County Council		
SCALE:	1:10,000	REVISION:	0
DATE:	10/12/2025	PAGE SIZE:	A3

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2.2 Project Description

The proposed development consists of 109 residential units made up of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys organised around a hierarchy of pedestrian-oriented spaces together with associated 47 surface and 43 underground parking spaces, ESB substations, 188 cycle parking spaces, communal and public open space and associated landscaping.

The development site will be accessed via a new road connecting to The Parade. This road is being delivered through Section 179A of the Planning and Development Act, as amended.

The proposed development is predicated on a strong, distinctive urban form and a pedestrian friendly public realm. The public open spaces are defined by terraces of residential units – houses and apartments with an emphasis on pedestrian connectivity within the context of the Cherrywood SDZ.

The project, a residential enclave defined by existing field boundaries and overlooking the Carrickmines River valley, consists of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys organised around a hierarchy of pedestrian-oriented spaces that look to mitigate the impact of cars. These spaces are referred to as 1.) 'The Mall', an approach road that connects with the proposed adjacent infrastructural road to the west, and a central public space –2,) 'The Square' which acts as the primary focus for the community. Car parking is provided as on-street parking, off-street parking, and underground parking for apartments.

The project looks to work with existing site characteristics and constraints so as to create a coherent development that responds to context. In particular, the project looks to 1) engage with the existing and proposed Green Infrastructure in particular the riparian landscape of the Carrickmines River Valley; 2) Avail of views eastwards over the valley towards the sea; 3) Incorporate existing protected hedgerows that bound the site into an overall landscape concept; 4) Work with the existing topography which varies significantly in gradient from 1:16 to 1:6.

A Site Plan depicting the layout of the proposed development is presented in Figure 2-2.

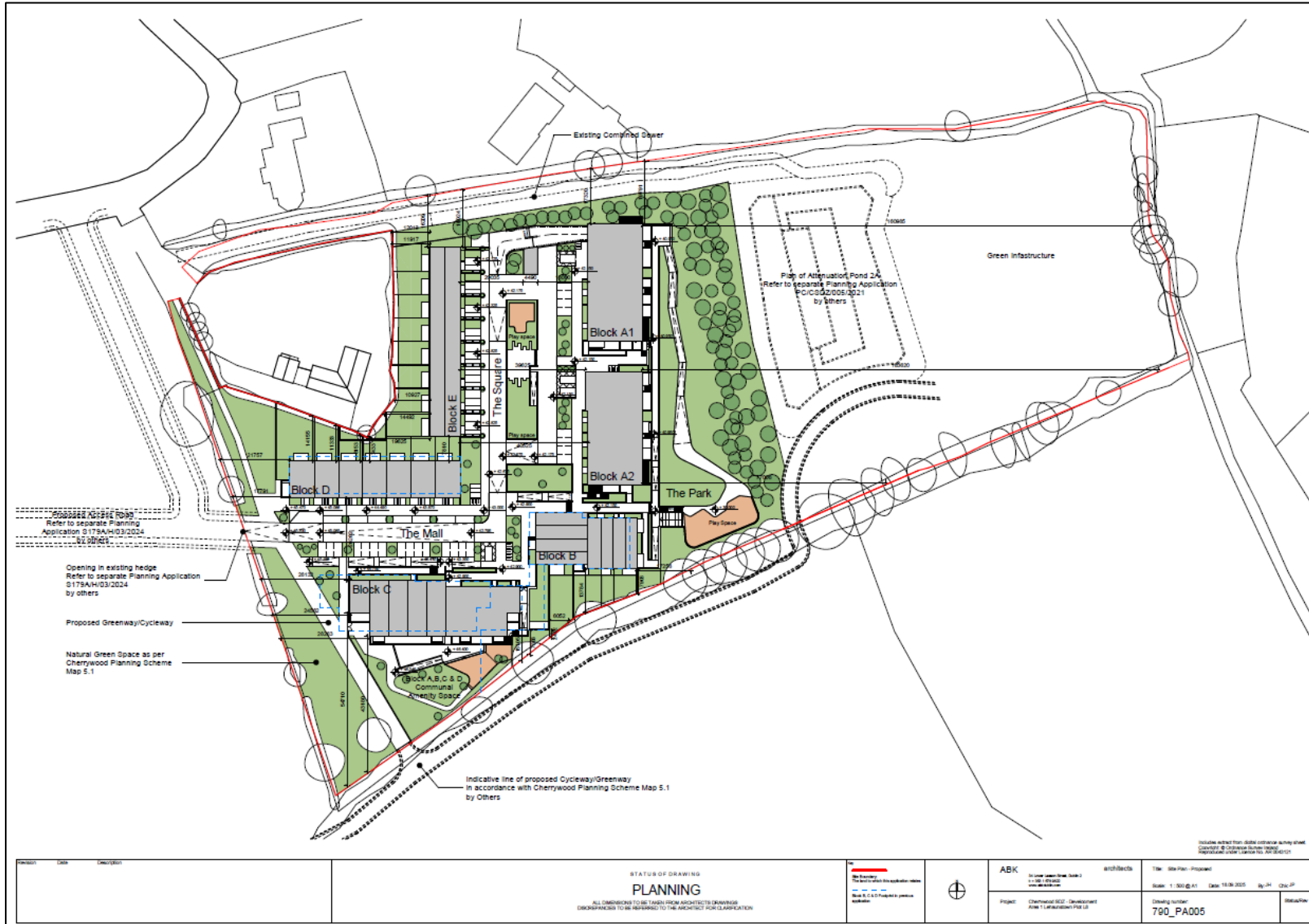


Figure 2-2: Site Plan



3. EIA SCREENING

3.1 Legislative Background

The Environmental Impact Assessment Directive ('EIA Directive') on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

- *'In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases.'*

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, (the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA.'

The EIA criteria above are quite clear and prescriptive however in addition to the above Schedule 5 also includes a section relating to 'Sub-threshold' (Discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

3.2 Relevant EIA Screening Guidelines

This assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).
- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).



3.3 EIA Project Types

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1.

The following classes of development defined in Schedule 5, part 2 of the Regulations relate to the proposed development:

- Development Class 10(b)(i): Construction of more than 500 dwelling units.
- Development Class 10(b)(ii): Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- Development Class 10(b)(iv): Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- 10(dd) All private roads which would exceed 2000 metres in length.

The proposed development does not fall within the scope of Development Class 10(b)(i) as the number of dwellings associated with the proposed development is significantly less than 500.

The proposed development does not fall within the scope of Development Class 10(b)(ii) as the car parking proposed is an inherent part of the proposed development.

The proposed development does not fall within the scope of Development Class 10(b)(iv) as the total area of the proposed development is significantly lower than the thresholds specified in the class.

The proposed development does not fall within the scope of Class 10(dd) as it does not propose any private roads exceeding 2000 metres.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. Although a mandatory EIA is not triggered for the proposed development, an assessment of the likelihood that the proposed development will have a significant effect on the environment, having regard to the criteria set out in Schedule 7, will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

The EPA 2022 Guidelines on Information to be contained in Environmental Impact Assessment Reports notes that even where a proposed development is not a type that requires EIA, determining whether Sub-threshold EIA Screening is required is an increasingly complex issue and should not be decided on without full consideration of the EIA Directive's '*wide scope and broad purpose*' as set out in the European Commission's document entitled *Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015)*.

3.4 Sub-Threshold EIA Screening

An assessment of the likelihood that the proposed development will have a significant effect on the environment, having regard to the criteria set out in Schedule 7 and in Annex III of the EIA Directive has been completed.

This EIA Screening considers the '*whole project*' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.



It has considered the proposed development combined with the proposed road development leading to the development site (which was subject to a separate 'Section 179A' process).

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA. Schedule 7 of the Regulations transposes this criteria into national legislation.

These criteria are as follows:

1. Characteristics of the proposed development

The characteristics of proposed development, in particular:

- *The size and design of the whole of the proposed development*
- *Cumulation with other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.*
- *The nature of any associated demolition works*
- *The use of natural resources in particular land, soil, water and biodiversity.*
- *The production of waste.*
- *Pollution and nuisances.*
- *The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and*
- *The risks to human health (for example due to water contamination or air pollution).*

2. Location of Projects

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:

- *The existing and approved land use.*
- *The relative abundance, quality and regeneration capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.*
- *The absorption capacity of the natural environment, paying particular attention to the following area:*
 - *Wetlands, riparian areas, river mouths.*
 - *Coastal zones and marine environment.*
 - *Mountain and forest area.*
 - *Nature reserves and parks.*
 - *Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.*
 - *Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.*
 - *Densely populated areas.*



- *Landscapes and sites of historical, cultural, or archaeological significance.*

3. Characteristics of potential impacts

The potential significant effects on the environments of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in the definition of 'environmental impact assessment report' and taking into account-

- *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).*
- *The nature of the impact.*
- *The transboundary nature of the impact.*
- *The intensity and complexity of the impact.*
- *The probability of the impact.*
- *The expected onset, duration, frequency and reversibility of the impact.*
- *The cumulation of the impact with the impact of other existing and/or approved projects.*
- *The possibility of effectively reducing the impact.*

This assessment utilises the Screening Checklist as detailed in the European Commission Guidance on EIA Screening, June 2001, to screen the proposed development with regard to EIA requirements (See Table 3-1).



Table 3-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
<p>1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?</p>	<p>Yes. The proposed project will change the existing land use from grassland to residential properties and associated infrastructure. An existing cowshed on-site will be subject to demolition.</p>	<p>No. The proposed development has been designed to avoid/prevent the occurrence of significant effects on the local environment. Important biodiversity features (e.g., natural greenspace, protected hedgerows, tufa springs etc.) will not be removed or developed on. A Construction Environmental Management Plan (CEMP) will be implemented during works to prevent significant adverse effects on environmental/ecological receptors. Operational lighting will be designed to avoid light spill affecting ecological receptors.</p>
<p>2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?</p>	<p>Yes. A moderate quantum of standard construction materials will be used during construction of the proposed development. Water and energy are used to produce such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant adverse effects. Energy and water will be utilised by residents during the operational phase of the proposed development. No resources from the local environment will be used for the proposed development.</p>	<p>No. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant adverse effects.</p>
<p>3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?</p>	<p>Yes The construction phase will involve the utilisation of plant which may be powered by fossil fuels, and which may generate tailpipe emissions. The effects generated from this will be short-term and not significant given the scale of construction activity proposed.</p>	<p>No. The proposed development will not utilise or produce substances or materials which could be harmful to human health or the environment. The proposed construction works will be undertaken in accordance with Health and Safety legislation and standards.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Off-site refuelling of construction plant will take place and no fuels will be stored on site during the construction phase.	
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p>Yes.</p> <p>There will be moderate amounts of construction-related materials generated over the construction phase. Excavated material will be re-utilised on-site where possible or will be dispatched to an appropriately authorised waste facility for management. All other incidental construction and demolition waste material will be managed at appropriately authorised waste management facilities.</p> <p>Domestic waste will be generated by residents during the operational phase.</p>	<p>No.</p> <p>No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively moderate in nature given the scale and nature of the construction works.</p> <p>Waste generated during both the construction and operational phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provisions of the Waste Management Act, as amended.</p>
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	No.	No.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>Yes.</p> <p>Noise emissions will occur during construction works, as a result of mobile plant operation, material handling, etc. Such noise will be short-term and slight in nature given the scale of construction activities to take place and the predominantly urban nature of the surrounding environment. Construction works will occur during standard working hours and will not occur in the early morning, nor in the evening.</p> <p>Noise emissions over the operational phase will be typical of residential activities, and will be imperceptible in significance due to the scale and nature of the proposed development, and the</p>	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>predominantly urban nature of the surrounding environment.</p> <p>Lighting will be present on-site during construction and operational phases of the proposed development. Lighting will be designed to avoid/prevent effects on ecological receptors, in line with County Development Plan Policy Objectives.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation.</p>	
<p>7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>No.</p> <p>A CEMP will be adopted during construction to prevent effects on the receiving water environment. Appropriate measures have been integrated into the proposed development to avoid/prevent effects on groundwater flow or groundwater recharge at the site, or the Tufa Springs Catchment area.</p> <p>Proposed Sustainable Drainage Systems (SuDS) will manage operational phase stormwater in a sustainable manner. All wastewater generated during operations will be discharged to mains sewer for onward treatment at Shanganagh WWTP.</p> <p>A substantial setback from the riparian zone of the Carrickmines stream has been incorporated in the design of the proposed development.</p>	<p>No.</p>
<p>8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?</p>	<p>Construction phase activities have the potential to create risks to human health and safety.</p> <p>There are no particular risks to health and safety during the operational phase of the proposed development. The proposed development has been designed to be safe and comfortable for inhabitants.</p>	<p>No.</p> <p>Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. A Construction Stage Health and Safety Plan will be adopted.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	No. The proposed development will be consistent with the existing character of the wider environment.	No.
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes. The proposed development will be carried out simultaneously with other development occurring in the area. It has the potential to generate cumulative effects when its effects are combined with potential effects of the development of the access road to the site.	No. A cumulative assessment has been undertaken. This is presented in Appendix 1. The proposed development does not have the potential to interact with other development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the design and mitigation measures for other development in the wider area.
11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	No. An AA Screening Report has been prepared. It is concluded that the proposed development is not likely to have a significant effect on the integrity of any European site	No.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project	Yes. There are sensitive features at and surrounding the development site (e.g., protected hedgerow, tufa springs, Carrickmines stream etc.).	No. The proposed development has been designed to avoid effects on sensitive environmental/ecological receptors. Appropriate mitigation measures will also be implemented to prevent effects.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	Yes. There are sensitive features at and surrounding the development site (e.g., protected hedgerow, tufa springs, Carrickmines stream etc.).	No. The proposed development has been designed to avoid effects on sensitive environmental/ecological receptors. Appropriate mitigation measures will also be implemented to prevent effects.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	No. The Carrickmines stream runs adjacent to the development site. Appropriate design and mitigation measures have been integrated into the proposed	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	development to avoid/prevent adverse effects on this stream (SuDS, setback distance from riparian zone, CEMP etc.). A Tufa Spring is present. Appropriate measures have been integrated into the proposed development to avoid/prevent effects on groundwater flow or groundwater recharge at the site, or the Tufa Springs Catchment area.	
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No.	No.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	No.	No.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No. It can be concluded from a Traffic and Transportation Assessment for the proposed development that it will not have a significant adverse effect on transport routes.	No.
18. Is the Project in a location in which it is likely to be highly visible to many people?	No. The site will be bounded by existing treelines and proposed landscape to minimize views into the development site.	No.
19. Are there any areas or features of closed or cultural importance on or around the location that could be affected by the Project?	No. There are no know cultural or heritage features on-site. Archaeological monitoring will be carried out construction-phase during groundworks.	No.
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	Yes.	No.
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism,	No. The proposed development is consistent with existing and emerging land use in the surrounding area, and	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
mining or quarrying that could be affected by the Project?	will not generate adverse effects on any off-site receptors.	
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No. A variety of future developments are proposed for lands in the wider area (e.g., residential development, amenity development, transport infrastructure etc.) The proposed development is consistent with existing and emerging land use in the surrounding area, and will not generate adverse effects on any off-site receptors.	No.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No.	No.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	Yes, sensitive receptors such as residential development or childcare facilities are present in the local area. The proposed development will not generate adverse effects on any off-site receptors, however.	No.
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be Affected by the Project?	No.	No.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	No.	No.
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature	No.	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
inversions, fogs, severe winds, which could cause the Project to present environmental problems?		

3.5 Schedule 7A Sub- Threshold Development Screening

3.5.1 Information Required

The guidance is provided by way of criteria set out in Annex III of the Directive and Schedule 7A of the Planning and Development Regulations, as amended, under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'*

The information requirements are as follows:

1. A description of the proposed development, including in particular:
 - a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
 - b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
 - a) The expected residues and emissions and the production of waste, where relevant, and
 - b) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 3-1. A description on how each criterion has been considered and assessed in this report is also provided.

Table 3-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
1. A description of the proposed development, including in particular –	A description of the proposed development is provided in Section 2.2.
(a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development is provided in Section 2.2.
(b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is provided in Section 2.1
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed in Table 3-1.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the expected residues and emissions associated with the proposed development, has been assessed in Table 3.1.
(a) The expected residues and emissions and the production of waste, where relevant, and	
(b) The use of natural resources, in particular soil, land, water and biodiversity.	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the use of natural resources, in particular soil, land, water and biodiversity, has been assessed in Table 3.1.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria set out in Schedule 7 has been considered throughout the EIA Screening Report.

3.6 Impact Characterization

The construction phase of the proposed development has potential to generate the following environmental impacts:

- Resource use
- Loss of dry neutral grassland and minor hedgerow/trees.
- Run-off of polluting material to the environment (e.g., cement material, silt).
- Impacts on hydrology/hydrogeology.
- Noise emissions from construction works, vehicles and plant.
- Dust emissions from construction works, e.g. earthworks.
- Increased traffic from construction vehicles.
- Energy and resource use.

Design and mitigation measures have been proposed to avoid/prevent these impacts. Considering these measures, construction phase impacts have the potential to generate **short-term, imperceptible to slight** residual effects on the receiving environment.

Groundworks during construction also have the potential to impact on undiscovered archaeological remains that may be present at the site. Extensive archaeological investigation/excavation has been undertaken on-site to date, however. Where necessary, additional archaeological monitoring will be undertaken during excavation works that may occur at areas on-site not already subject to investigation/excavation (e.g., areas immediately surrounding an existing septic tank on-site).

The operational phase of the proposed development has the potential to generate the following environmental impacts

- Noise emissions associated with residential activity.
- Lighting impacts.
- Greenhouse gas (GHG) emissions associated with energy use at the proposed development.
- Increased traffic in the local area
- Energy and resource use.

Design and mitigation measures have been proposed to avoid/prevent these impacts. Considering these measures, operational phase impacts have the potential to generate **permanent, imperceptible to not significant** residual effects on the receiving environment.

A comprehensive set of design and mitigation measures have been defined to avoid, prevent and minimize significant adverse effects on the receiving environment (e.g. the implementation of a Construction Environmental Management Plan etc.).

The proposed development will generate the following residual positive environmental effects:

- The proposed residential units will be designed to be in accordance with Net Zero Building Standards. The development will be designed to provide GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in a **long-term, positive** effect on climate.
- The construction of social housing in the area will contribute to the availability of affordable and secure housing for individuals and families. This will result in a **long-term** and **positive** effect for population and human health.

4. CONCLUSION

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, (the 'Regulations').

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard to available information on the proposed development, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Regulations, and the following:

- The nature, scale, extent of the proposed development;
- The short-term duration of construction works for the proposed development;
- The characteristics of the receiving environment surrounding the development site; and
- The design and mitigation measures to avoid, prevent and minimize significant adverse effects on the receiving environment.

It is concluded that the proposed development would not be likely to have significant effects on the environment and that the completion of an EIAR for the proposed development is not required.

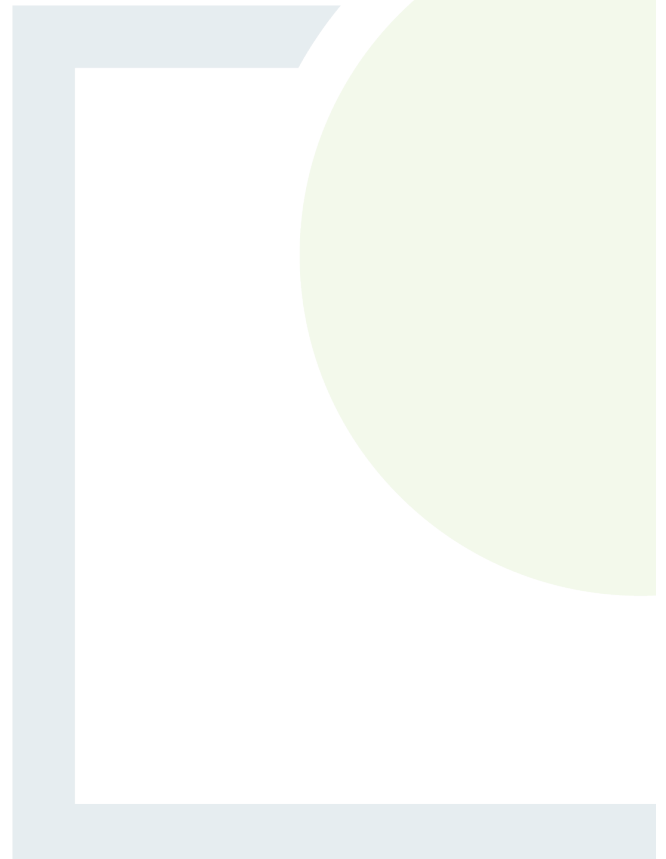


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APPENDIX 1

Cumulative Effects
Assessment



Appendix 1 – Cumulative Effects Assessment

The proposed development has been assessed for its potential to contribute to cumulative effects with other planned projects in the surrounding area that it may have environmental interactions with.

A review of the planning history within 500 m of the proposed development site has been carried out for a period of five years to identify other planned projects that may interact with the proposed development.

Other planned projects in the area include:

- Residential development (e.g., development in the Cherrywood Strategic Development Zone).
- Transport infrastructure development (e.g., BusConnects Bray to City Centre Core Bus Corridor Scheme).
- Surface water drainage development.
- Amenity/recreation development.

The cumulative assessment is presented in the table below.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
Dún Laoghaire–Rathdown County Council - Planning History Review		
DZ22A/0093	GRANT PERMISSION FOR RETENTION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ22A/0133	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ20A/0946	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ15A/0813/E	GRANT EXTENSION OF DURATION OF PERM.	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
DZ25A/0489/WEB	GRANT PERMISSION FOR RETENTION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ22A/0770	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ22A/0623	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ22A/0820	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ20A/0552	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ21A/0699	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ25A/0161/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
DZ24A/1030/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ21A/0932	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D23B/0194	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ24A/0291/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ21A/1042	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ21A/0806	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ17A/0714/E	GRANT EXTENSION OF DURATION OF PERM.	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
DZ24A/0291/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ21A/0334	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ24A/0291/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ24A/0696/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ23A/0468	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ23A/0812	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ22A/0729	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
PC/CSDZ/013/22	APPROVE	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ21A/0414	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
PC/CSDZ/005/2021	APPROVE	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ23A/0106	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ25A/0014/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D23B/0190	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D23A/0273	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
DZ23A/0005	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D23A/0174	GRANT PERMISSION & GRANT RETENTION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ23A/0120	DECLARE APPLICATION WITHDRAWN	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
REF8125	S5 DEC EXEMPT	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D22B/0418	GRANT PERMISSION FOR RETENTION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D21B/0501	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D22A/0486	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
D21A/0955	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D20A/0957	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D24A/0372/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D24B/0318/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D23A/0318	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D24B/0113/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D223A/0083	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
DZ24A/0621/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ25A/0515/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ19A/0863/E	GRANT EXTENSION OF DURATION OF PERM.	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D22A/0559	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D21A/0550	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D24B/0228/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D22A/0463	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
D24A/0278/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D22A/0091	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
DZ25A/0318/WEB	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
PC/PKS/03/24	APPROVAL FOR THE PROPOSAL TO PROCEED	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
D22A/0350	GRANT PERMISSION	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
An Coimisiún Pleanála - Planning History Review		
314193	Grant permission with revised conditions	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
317574	Approve without Conditions	The proposed development does not have the potential to interact with this Plan amendment to create significant adverse cumulative effects, given the design and mitigation measures for the

Cumulative Assessment		
Planning Reference	Planning Status	Cumulative Assessment
		proposed development, and the proposals for this development.
317698	Grant permission with revised conditions	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
317742	Approve with Conditions	The proposed development does not have the potential to interact with this Plan amendment to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
320893	Grant permission with revised conditions	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
321401	Case is due to be decided by 14/04/2025	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
322666	Case is due to be decided by 02/10/25	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.
323476	Case is due to be decided by 02/01/2026	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, and the proposals for this development.



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