

Environmental Impact Assessment (EIA) Screening Determination (For Proposed Local Authority Development)

Project Title: Proposed Residential Development at Lehaunstown Lane, Cherrywood

Description of the Proposed Development:

Dún Laoghaire-Rathdown County Council is proposing to develop a scheme of 109 dwellings, under a Part 8 Planning Process, together with associated infrastructure including roads, public lighting, ESB substations, car/cycle parking, communal and public open spaces and associated landscaping.

The development consists of a mix of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 stories. The total net area of the development is c. 20,173 m² while the total site area is c. 35,822 m² on Council-owned land at Lehaunstown Lane in the Cherrywood Strategic Development Zone (SDZ).

Legislative Context:

- Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora)
- Habitats and Birds Directives (Council Directive 2009/147/EC on the conservation of wild birds)
- European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) (S.I. No. 477 of 2011)
- Planning and Development Act 2000 (as amended)
- Planning and Development Regulations, 2001 (as amended)
- Dún Laoghaire-Rathdown County Development Plan 2022-2028

EIA Screening Report:

The Housing Projects section of the Housing Department of Dún Laoghaire-Rathdown County Council commissioned the Environmental Impact Assessment Screening Report (EIASR) to determine whether the proposed development may have potential to give rise to significant environmental effects and whether an EIA is required for the Proposed Development. The EIASR was prepared by consultants Fehily Timoney and Company Ltd (FT), dated March 2026.

The EIASR details the characteristics of the Proposed Development and its likely significant effects (if any) on the environment.

The EIASR has been considered and evaluated by Miguel Sarabia, Acting Senior Planner, and Paul Kennedy Director of Planning, Economic Development, Harbour and Property Management who are satisfied that the EIASR fully considers the relevant legislative context and sets out the requirements for mandatory and sub-threshold EIA, and agree with the contents and conclusion set out in the EIASR.

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into various Irish legislation of which the following are the most relevant to this development.

- Planning and Development Acts 2000-2020 (Part X)
- Planning and Development Regulations 2001 (S.I. 600/2001) as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296/2018)

Notwithstanding, the EIASR has examined whether there are likely any significant environmental effects from the Proposed Scheme on the receiving environment with regard to Schedule 7 of the Planning and Development Regulations 2001, as amended.

The EIASR concludes that no significant impacts on the environment will arise from the construction or operation of the Proposed Development and that an EIA is not required.

The reasons for this as set out in the report are as follows:

- The proposed development is well below the mandatory EIA thresholds and therefore does not trigger mandatory EIA requirements.
- Assessment under Schedules 7 and 7A confirms no likely significant environmental effects, given the nature, scale and location of the project.
- The design incorporates robust avoidance and mitigation measures (including CEMP, SuDS and ecological setbacks), preventing significant construction or operational impacts.
- The site is not environmentally sensitive, and no significant effects on nearby ecological, water, landscape, or heritage receptors are anticipated.
- A review of other permitted developments confirms no significant cumulative impacts, and residual effects are assessed as imperceptible or not significant.

Determination:

Having regard to the foregoing, the proposed 109-dwelling Residential Development at Lehaunstown Lane does not trigger a mandatory EIA under the EIA Directive 2011/92/EU, as amended, or the Planning and Development Regulations 2001, as amended. Further, the Council (as Competent Authority) determines, for the reasons set out above and in the EIA Screening Report, that the proposed development, is not likely to have significant effects on the environment due to the nature, scale or location of the proposed development relevant to areas of environmental sensitivity and the types and characteristics of potential impacts, cumulation of effects with those arising from other existing and/or proposed projects and measures to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The Council determines that no significant impacts on the environment will arise from the construction or operation of the proposed 109-dwelling Residential Development at Lehaunstown Lane and that an EIA is therefore not required and an EIAR is not required to be prepared.

Therefore, it has been concluded, for the reasons set out above and in the EIA Screening Report, that the proposed development, by itself or in combination with other projects, is not likely to have a significant effect on the environment and accordingly that an Environmental Impact Assessment is not required. An EIAR is therefore not required.

No real likelihood of significant effects on the environment	x	EIA is not required
Real likelihood of significant effects on the environment		EIA is required

The proposed 109 no. unit Residential Development at Lehaunstown Lane, Dublin 18 is being promoted by the Housing Projects section of the Housing Department in Dún Laoghaire-Rathdown County Council.

This screening determination has been recommended by Miguel Sarabia, Acting Senior Planner, and made by Paul Kennedy Director of Planning, Economic Development, Harbour and Property Management of the Planning and Economic Development Department to apply appropriate functional separation in the carrying out of a Screening Determination for Environmental Impact Assessment, which is an appropriate functional separation in accordance with Article 9a of the EIA Directive.

Signature:



Signatory (Approved Officer):

PAUL KENNEDY
Name

DIRECTOR OF PLANNING + ECONOMIC DEV
Position / Department

Date:

02/04/26

