

04 August 2020

Environmental Impact Assessment Screening Determination in accordance with Article 120 (1B) (b)(i) of the Planning & Development Regulations, 2001 - 2018

PROPOSED DEVELOPMENT OF SITE AT ST LAURENCE'S PARK, STILLORGAN, CO. DUBLIN

PLANNING REF: PC/H/1/20

An Environmental Impact Assessment screening determination has been made by Dún Laoghaire-Rathdown County Council in relation to an application for the residential development of a site at St. Laurence's Park, Stillorgan, Co. Dublin.

The decision has been informed by information prepared by HRA Planning on behalf of the Council – Report for the Purposes of Environmental Impact Assessment Screening July 2020 having regard to the characteristics of the proposed development, in relation to size, the cumulation with other existing development, any associated demolition 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 this 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:

- **Characteristics of the Proposed Development**
 - Having regard to the nature and scale of the proposed project, there are not anticipated to be any significant effects on the environment

- **Location of the Proposed Development**
 - The proposed works are not located within or adjoining any designated European or national protected site
 - There are no watercourses within or in the immediate vicinity of the site
 - The subject site is brownfield in nature and is not sensitive in terms of natural resources
 - Much of the site has been subjected to significant modern impact with significant ground alteration resulting in the removal of old ground surfaces
 - The established tree belt on the eastern boundary of the site adjoining the N11 is to be retained.
 - Best practice and control measures as set out in the accompanying CEMP will be adopted to ensure avoidance of potential impacts on the environment during construction.

- **Characteristics of Potential Impacts**

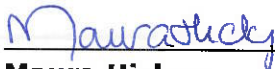
- The potential impacts of the proposed development have been considered and best works / construction practice measures to avoid these impacts has been included in the design of the development. With the implementation of appropriate measures, no significant effects on the environment are anticipated.
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- **Likely Significant Effects**

- The design and landscaping of the proposed development has avoided, reduced or mitigated significant negative impacts in relation to acoustics; adjacent properties and wind impacts on pedestrians, as detailed in associated reports to accompany the proposed development.

Accordingly, it is determined that an Environmental Impact Assessment is not required for this proposed development.

Yours sincerely,



Maura Hickey
Administrative Officer
Housing Department