

12 March 2019

**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 BALLYOGAN COURT, BALLYOGAN, CO. DUBLIN**

**PLANNING REF: PC/H/2/19**

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 Ballyogan Court, Ballyogan, Co. Dublin.

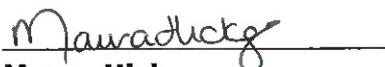
The decision has been informed by information prepared by McGill Planning. on behalf of the Council – Environmental Impact Assessment Screening Report February 2019 having regard to the characteristics of the proposed development, in relation to size, the cumulation with other existing development, any 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

- The location, size and nature of this serviced site located in an established residential area and distance from protected and/or environmentally sensitive sites.
- The reasonable scale and quantum of residential development proposed and integration with adjoining land-uses
- The exiting environmental baseline and relative, local level impact on flora and fauna.
- The low risk to human health and safety arising out of the construction and operational phases of the development

Accordingly , it is determined that an EIAR is not required in this instance.

Yours sincerely,



**Maura Hickey**  
**Administrative Officer**  
**Housing Department**