

Environmental Impact Assessment (EIA) Screening Determination under the Planning and Development Regulations 2001(as amended) and European union (Planning and Development) (Environmental Impact Assessment) regulation 2018 (S.I 296/2018) as amended for

Residential Development at Woodbrook DART Gateway, Dublin 18

Planning Ref: PC/H/03/2026

Dun Laoghaire-Rathdown County Council is proposing a 2 - ⁸ storey building and associated infrastructure at Woodbrook Dart Gateway, adjacent to Woodbrook DART station, Dublin 18. MS

The project consists of:

- 359 no. apartment units consisting of 2 blocks,
Block P: 154no units (consisting of 83no. 1-Bed, 18no. 2-Bed(3P), 46no. 2-Bed(4P), 4no. 3-Bed(4P) and 3no Duplexes (5P)
Block Q: 205no units (consisting of 77no. 1-Bed, 34no. 2-Bed(3P), 91no. 2-Bed(4P) and 3no. 3-Bed(5P) Duplexes)
- Communal space of 2320sqm
- Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; (e) bus turning and taxi turning area; and (f) supporting mechanical, electrical and water infrastructure.
- Landscaping works including (a) Tree protection, tree removal and tree planting; (b) green roofs; (c) boundary treatment; (d) internal roads and footpaths; and (e) electrical services.
- All associated site development works including (a) provisions for water services; (b) foul and surface water drainage and connections; and (c) attenuation proposal.

The total proposed site area is approx. 2.63 hectares.

The County Council has considered the EIA Screening Report of April 2026 prepared on its behalf by Stephen Little & Associates 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. The criteria are broadly set out under the four main headings:

- (1) Characteristics of Proposed Development
- (2) Location of Proposed Development
- (3) Aspects of the Environment Likely to be Affected by the Proposed Development
- (4) Likely Significant Effects on the Environment

This information will enable DLRCC to undertake a screening determination in respect of the need for an Environmental Impact Assessment Report (EIAR) for the Proposed Development. The second reason for this report is to document the studies undertaken by the Applicant and the design team, which demonstrate there are no significant effects predicted as a result of the Proposed Development and the application can be determined by DLRCC without an EIAR having been submitted.

There is a mandatory requirement for an EIAR to accompany a planning application for some types of development that meet or exceed the "thresholds" as described in Schedule 5 of the Planning and Development Regulations 2001(as amended). In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have significant effect on the environment according to Schedule 7 and 7A of the Regulations, then an EIA Report will be required.

The EIA Screening Report prepared by Stephen Little & Associates concluded that there is no real likely significant environmental effects on the receiving environment for the Proposed Development, therefore a subthreshold EIA is not required. The assessment is documented and covers each aspect of the environment in accordance with Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001(as amended), and applicable guidance including Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology and Hydrology; Air Quality, Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage and Archaeology; Traffic and Transportation; Material Assets and Waste.

The Council makes this determination based on the information and data supplied by Stephen Little & Associates which concluded, that having regard to:

- a) the nature and scale of the proposed development, on zoned lands served by public infrastructure,
- b) the absence of any significant environmental sensitivities in the area,
- c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended)

and to the limited nature and extent of the proposed development is not considered likely to result in any long-term significant impacts on its surrounding environment and therefore it is considered that an Environmental Impact Assessment Report (EIAR) is not required in this instance.

Signature: (recommended by) MIGUEL SARABIA SENIOR PLANNER
Name Position / Department

Signatory (Approved Officer): PAUL KENNEDY DIRECTOR OF PLANNING
Name Position / Department

Delegation No. 2617 10/03/25

Date of Signature: 16/06/26