

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

Project Title:	Proposed Community Facility and Housing Development at Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin.
-----------------------	--

Description of the Proposed Development:

Proposed demolition of community building at 11 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin.

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)
- European Union Environmental Impact Assessment (EIA) Directive 2011/92/EU as amended by 2014/52/EU
- 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 Traynor Environmental Ltd., dated December 2025.

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, Planning Department; and Paul Kennedy, Director of Planning, Economic Development, Harbour & 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 and SuDS), 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.

