



EIA & AA Screening Report Addendum

Proposed Cabinteely Greenway Part 8

On behalf of:

Dún Laoghaire - Rathdown County Council

5 May 2026



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Document status					
Job Number: 2222					
Job Title: Cabinteely Greenway					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V0	Addendum Report	RH	RH	RH	29/04/26
V1	Addendum Report Rev	RH	RH /FFC	RH	05/05/26

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1. INTRODUCTION

This report forms an Addendum to the published Environmental Impact Assessment (EIA) Screening Report and Appropriate Assessment (AA) Screening Report for the Cabinteely Greenway (Dated October 2025).

This Addendum has been compiled to reflect changes made to the scheme as part of its adoption by the members of Dun Laoghaire Rathdown County Council on 9th March 2026. The purpose of this Addendum Screening Statement is to confirm that changes made to the project were duly considered as part of the adoption of the project by DLR Co. Co.

This statement summarises the changes adopted by the Council in the Final Scheme and provides a statement of confirmation that the amended scheme was duly considered as part of the adoption process, and the amendments would not give rise to a change to the conclusion of the assessments prepared in October 2025.

1.1 Qualification

This EIA Screening Report has been prepared by Richard Hamilton, BA MSc P.Grad EMAE, MIPI MRTPI. Richard is a Chartered Town Planner with 29 years experience in public and private sectors in Ireland including the preparation of EIA and EIA Screening for infrastructure, commercial and residential development projects. He has a Post Graduate Diploma in Environmental Monitoring Assessment and Engineering (EMAE) from Trinity College Dublin.

Review of the AA Screening Report was undertaken by Flynn Furney Environmental Consultants.

2. AMENDMENTS TO PROJECT

Section 3 of the EIAR Screening Report set out a detailed description of the project. Changes to project are summarised below.

The approximate proposed path of the Greenway (as proposed) is indicated below in Figure 1. The extents of the scheme (as proposed) are highlighted red on Figure 2. The route (as proposed) covered a length of approx. 2.3km from Cornelscourt, through Cabinteely Park to Cherrywood Green Routes Network at the north-eastern boundary of the Cherrywood SDZ lands in Co. Dublin. The objective of the scheme comprises a Greenway which will improve connectivity, sustainability, safe access to schools, natural areas and public transport while reducing car reliance in DLRCC.

The route corridor (as proposed), runs parallel to the Old Bray Road and generally follows the path of the Cabinteely Stream. The route traverses a green corridor linking commercial/service centres at Cornelscourt and Cabinteely to the developing Cherrywood Strategic Development Zone (SDZ) and serves the growing residential population in the area.

Figure 3 shows the location of the sections of the scheme highlighted in dashed red line.

- *Section A runs from junction at Cornelscourt Hill Road and the Old Bray Road to the entrance to Glen Lawn Drive.*
- *Section B runs along Glen Lawn Drive beside the linear park area and the Cabinteely Stream.*
- *Section C traverses through Cabinteely Park down to the Brennanstown Road.*
- *Section D follows the Cabinteely Stream along a green corridor, tying in with the Cherrywood Green Routes Network.*

Figures 4 to 10 in provide a more detailed illustration of the layout of the four sections of the scheme.

The main amendment made to the scheme by DLR Co. Co was to omit Sections A and B under the following motion:

- Section A (Cornelscourt Hill Road to Glen Lawn Drive) and Section B (Glen Lawn Drive to Cabinteely Park) be omitted from the proposed scheme. However, in the interests of road safety, it is recommended that upgrades to the Glen Lawn Drive / Glen Drive roundabout be progressed to facilitate the safe and convenient crossing of vulnerable road users and to ensure a safe termination of the route, thereby preventing a potential traffic hazard
- That funding is provided by the scheme for a fish barrier mitigation study and at least one barrier mitigation project in consultation with the DLR Biodiversity Officer and Inland Fisheries

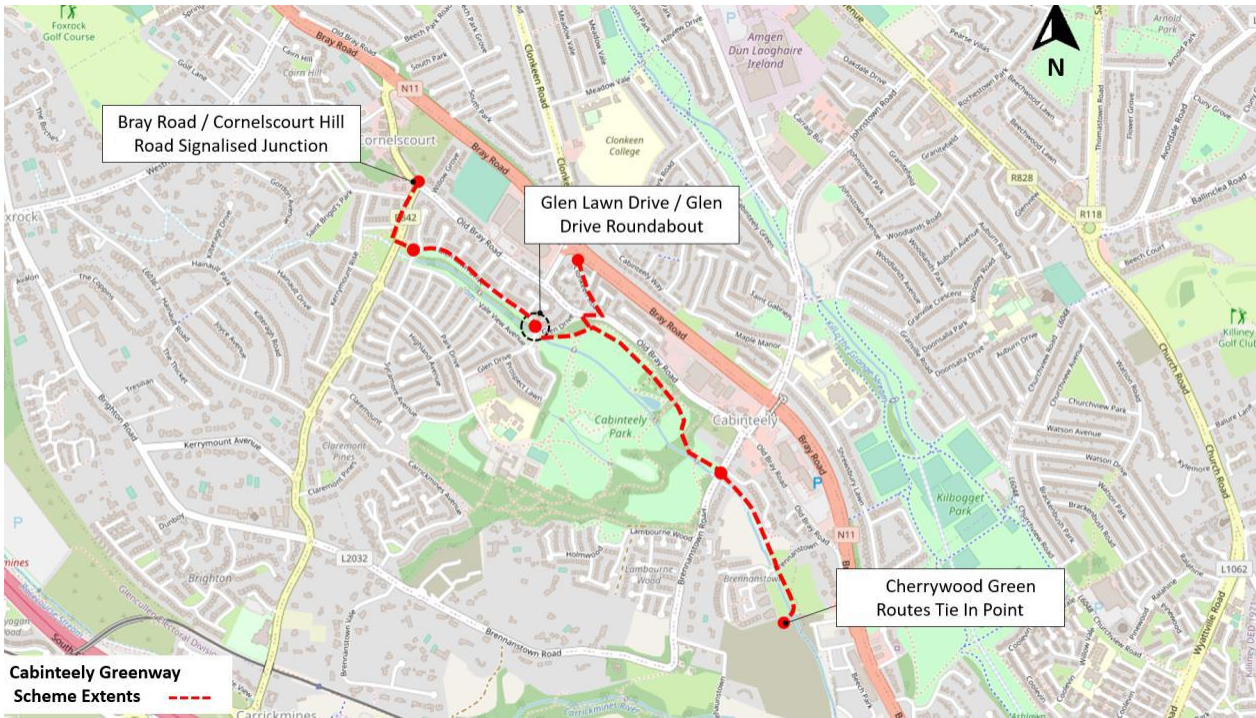


Figure 1: Cabinteely Greenway route map (Source: Open Street Maps)

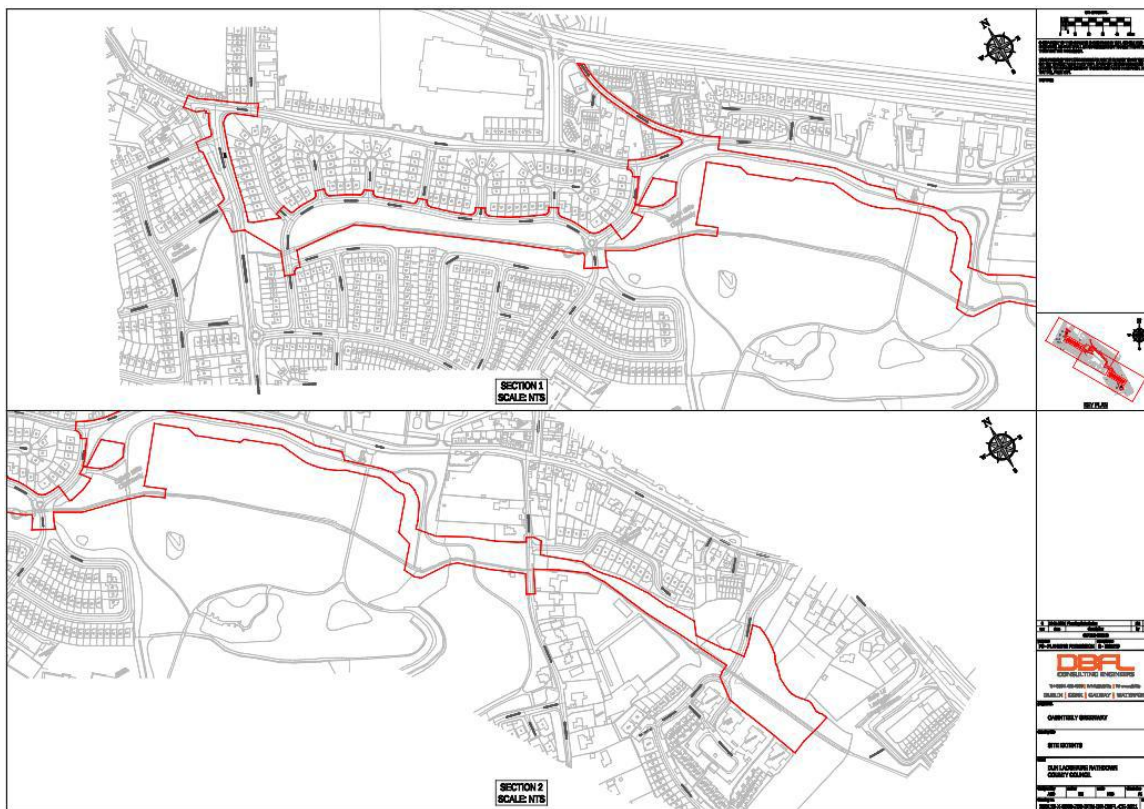


Figure 2 Cabinteely Greenway Site Extents (Source: DBFL)

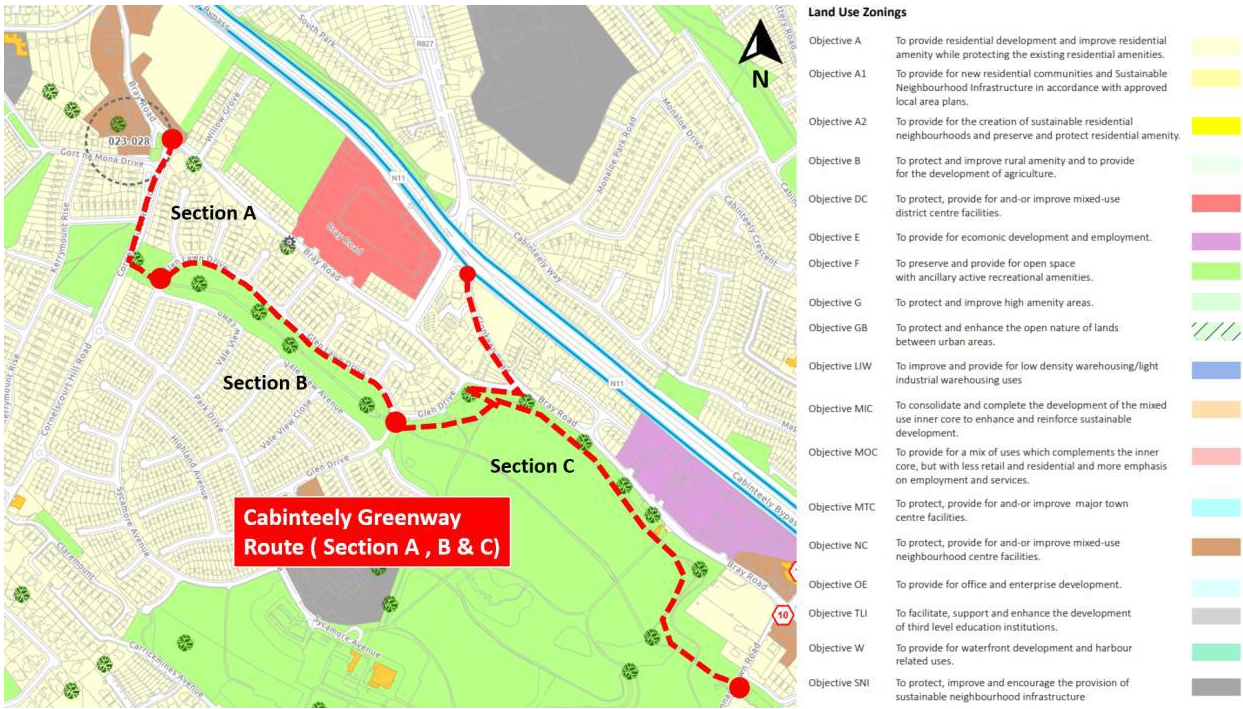


Figure 3 Subject Scheme (Sections A-C) in Context of DLR County Development Plan Land Zoning Objectives

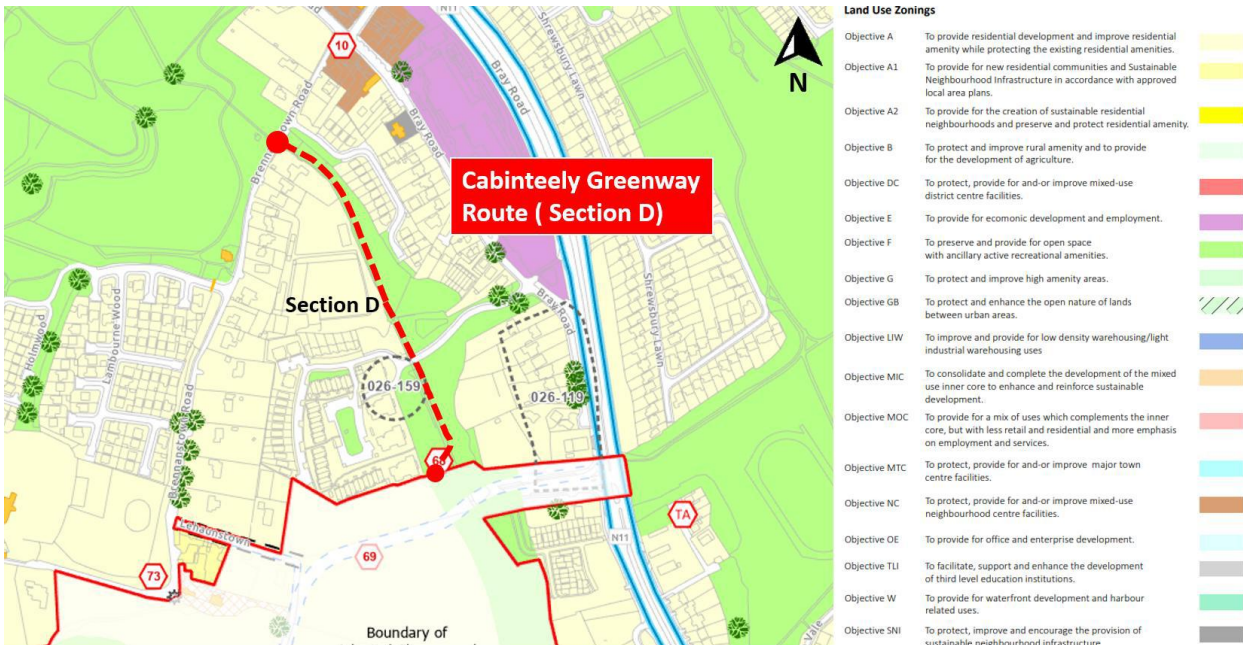


Figure 4 Subject Scheme (Section D) in Context of DLR County Development Plan Land Zoning Objectives



Figure 6: Proposed Section B(1) of Cabinteely Greenway (Source: DBFL Consulting Engineers)

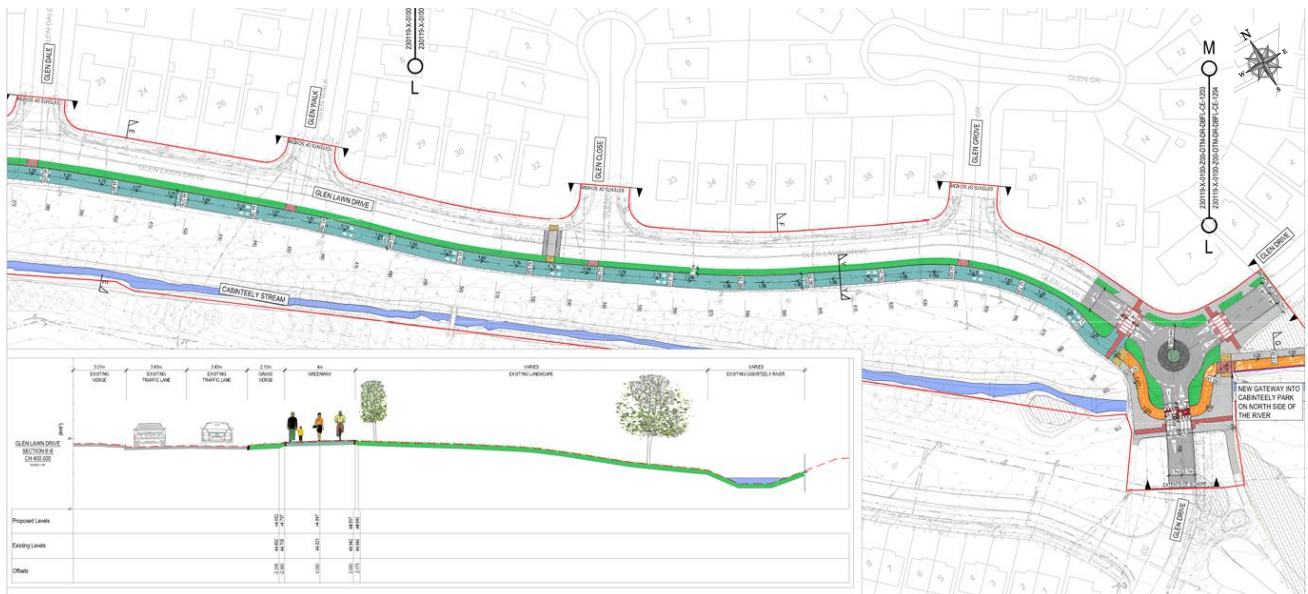


Figure 7: Proposed Section B(2) of Cabinteely Greenway (Source: DBFL Consulting Engineers)

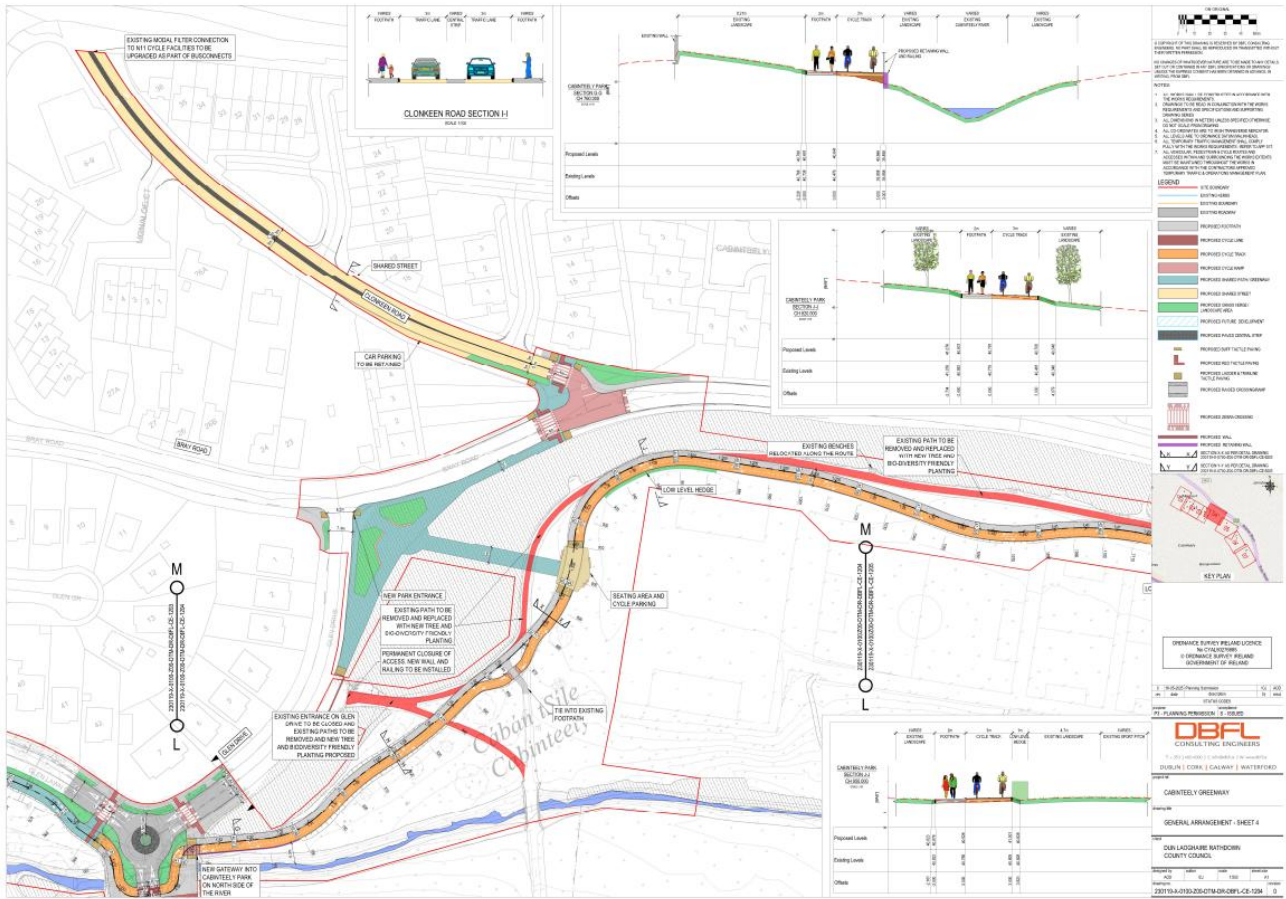


Figure 8: Proposed Section C(1) of Cabinteely Greenway (Source: DBFL Consulting Engineers)

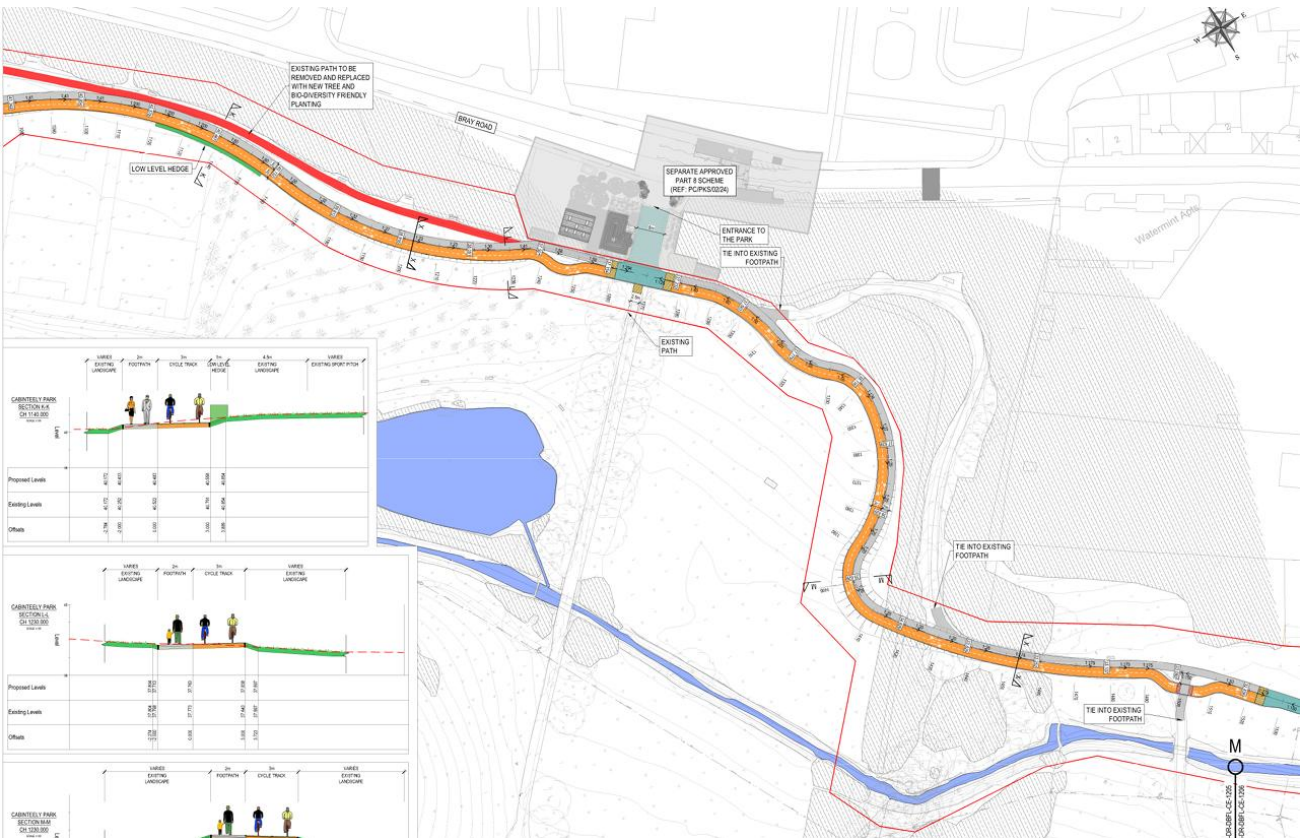


Figure 9: Proposed Section C(2) of Cabinteely Greenway (Source: DBFL Consulting Engineers)

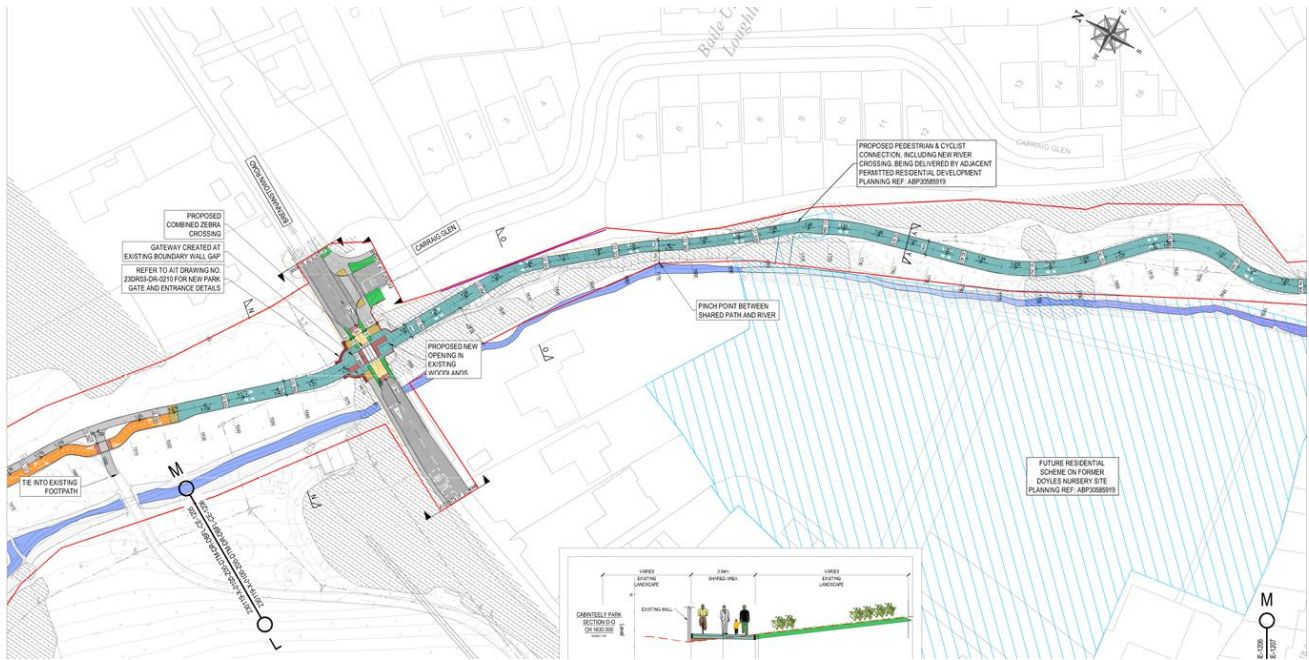


Figure 10: Proposed route section D(1) (Source: DBFL)

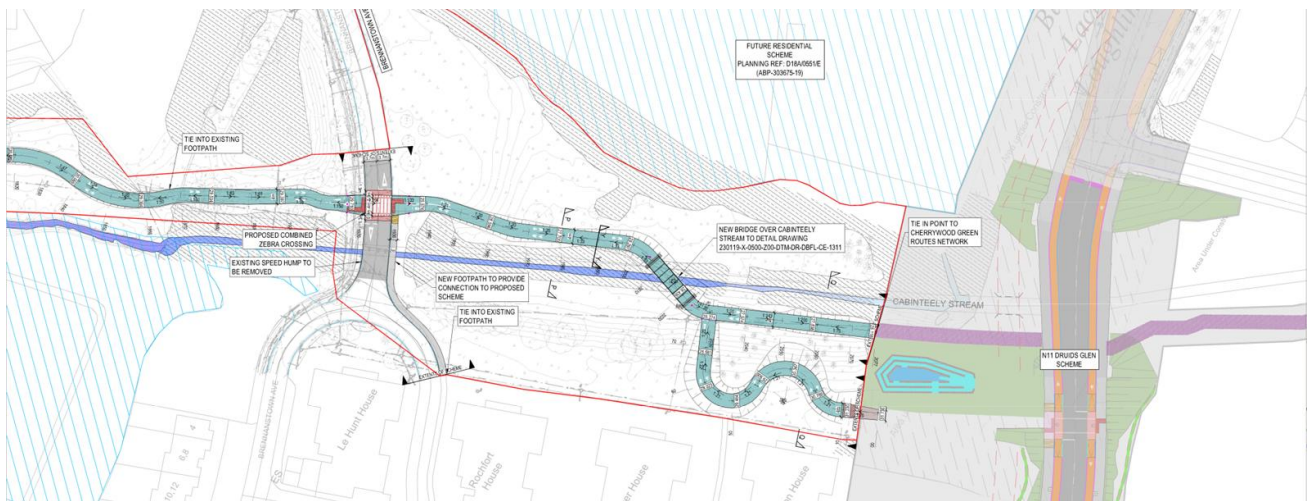


Figure 11: Proposed route section D(2) (Source: DBFL)

3. ASSESSMENT

Sections 5 and 6 of the EIA Screening Report carried out a 3-Stage Screening of the project. Section 3 of the AA Screening Report set out a detailed Assessment of Likely Significant Effects and Section 4 provided a summary of potential effects against Appropriate Assessment Screening Criteria.

The author of this report reviewed some proposed amendments to the scheme in advance of the Council meeting on 9th March 2026 and also attended the meeting, where additional amendments were proposed. This allowed the consultants to advise the Council whether the proposed amendments under consideration had implications for the Conclusions set out in the following section.

Specifically this considered the proposed amendment:

- Section A (Cornelscourt Hill Road to Glen Lawn Drive) and Section B (Glen Lawn Drive to Cabinteely Park) be omitted from the proposed scheme. However, in the interests of road safety, it is recommended that upgrades to the Glen Lawn Drive / Glen Drive roundabout be progressed to facilitate the safe and convenient crossing of vulnerable road users and to ensure a safe termination of the route, thereby preventing a potential traffic hazard
- That funding is provided by the scheme for a fish barrier mitigation study and at least one barrier mitigation project in consultation with the DLR Biodiversity Officer and Inland Fisheries
- And to any such minor amendments and minor or immaterial alterations to the plans and particulars of the development

The amendments to the scheme do not have a material impact on the assessments made in the Screening Reports. It is noted that the amendments to the scheme reduced the length and extent of site works covered by the project. The potential for disturbance to the receiving environment from the construction phase of the project in particular is therefore reduced. The undertaking to prepare a fish barrier mitigation study is considered neutral for the purposes of environmental assessment.

4. CONCLUSIONS

Section 6.5 of the EIA Screening Report and Section 5 of the AA Screening Report set out conclusions in respect of the EIA and AA Screening. This report has considered whether changes to the Scheme have implications for the findings of the EIAR Screening Report prepared by this office (October 2025) and the AA Screening Report prepared by Flynn Furney Consultants (October 2025).

With reference to the EIA Screening Report, it is considered that the amendment to the scheme would not alter the following conclusion;

Having regard to the proposed development which is considered not of a nature specified in either Part 1 or Part 2 of Schedule 5 or considered as a development type subject to mandatory EIAR under the Roads Acts,¹⁴ the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- *The scale, nature and location of the proposed impacts*
- *The potential impacts and proposed mitigation measures*
- *The results of the any other relevant assessments of the effects on the environment*

It is considered that the proposed development, by itself or in combination with other projects, would not be likely to have significant effects on the environment and it is recommended that an Environmental Impact Assessment and Environmental Impact Assessment Report is not required.

Flynn Furney Consultants have reviewed the AA Screening Report in light of the amendments here under consideration.

The key finding of the AA screening report was that the proposed project is not necessary to or connected with the management of any Natura 2000 Sites. Indirect impacts upon Natura 2000 Sites, their ex-situ habitats and their mobile QIs have been assessed and none are predicted to result from the proposed development.

Two mobile QI (Qualifying Interest) bird species were identified as potentially being at risk, however no significant effects are foreseen on these species. Cabinteely Park already experiences high levels of recreational disturbance that limit its use by both species for foraging. The construction of a greenway, which may slightly increase recreational use, is unlikely to result in significant additional impacts on these birds, as the park is not a critical habitat or regularly used feeding ground for QI species.

This remains the case for the amended scheme, so the following conclusion is unchanged:

It is the conclusion of this report that, on the basis of objective information and in view of best scientific knowledge, while applying the precautionary principle, the proposed development, either individually or in combination with other plans or projects, and without relying on any mitigation measures, is not likely to have a significant effect on any Natura 2000 Sites, in view of each sites' conservation objectives. There is no reasonable scientific doubt in relation to this conclusion.



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