

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

Project Title: Cruise Passenger Realignment Project, Dún Laoghaire Harbour

Description of the Proposed Development:

Dún Laoghaire-Rathdown County Council is proposing to construct a new ramp and steps connecting Harbour Plaza with the lower St Michael's Pier. The latter is to become a new resurfaced public plaza with gift kiosk, planting, seating, new railings, and views of the sea. Construction of the new external access ramp and adjoining steps are to provide universal, wheelchair-accessible egress for all member of the public, while streamlining and simplifying the journey from boat to Dún Laoghaire Town for cruise ferry passengers. The project includes the removal of existing stairs and railings, the partial demolition and making good of a low wall at Harbour Plaza, infilling a carpark wall, partial demolition of a low wall and amendments to vehicular routes within the lower/ undercroft parking level and all ancillary site works.

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)
- 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 Malone O'Regan Environmental (MOR). The report was dated August 2026.

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 Stephen McDermott, Senior Executive Planner and Miguel Sarabia, Acting Senior Planner, Planning Department, 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.
- Proposed Development will not present a likelihood of significant environmental effects, having considered the nature, size and location of the Proposed Development during the Construction or operational Phases, and, as such does not require a sub-threshold EIA to be carried out in respect of it.
- The design incorporates robust avoidance and mitigation measures (including CEMP and ecological monitoring) preventing significant construction or operational impacts.

Determination:

Having regard to the foregoing, the proposed new external access ramp and adjoining steps connecting Harbour Plaza with the lower St Michael's Pier and the resurfacing of the latter as a new public plaza, with new railings, planters and a gift kiosk, Dún Laoghaire does not trigger a mandatory EIA under the EIA Directive 2011/92/EU, as amended, or the Planning and Development Regulations 2001, as amended. Further, the Council (as Competent Authority) determines, for the reasons set out above and in the EIA Screening Report, that the proposed development, is not likely to have significant effects on the environment due to the nature, scale or location of the proposed development relevant to areas of environmental sensitivity and the types and characteristics of potential impacts, cumulation of effects with those arising from other existing and/or proposed projects and measures to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The Council determines that no significant impacts on the environment will arise from the construction or operation of the proposed new external access ramp and adjoining steps connecting Harbour Plaza with the lower St Michael's Pier and the resurfacing of the latter as a new public plaza, with new railings, planters and a gift kiosk and that an EIA is therefore not required and an EIAR is not required to be prepared.

Therefore, it has been concluded, for the reasons set out above and in the EIA Screening Report, that the proposed development, by itself or in combination with other projects, is not likely to have a significant effect on the environment and accordingly that an Environmental Impact Assessment is not required. An EIAR is therefore not required.

No real likelihood of significant effects on the environment	x	EIA is not required
Real likelihood of significant effects on the environment		EIA is required

The proposed new external access ramp and adjoining steps connecting Harbour Plaza with the lower St Michael's Pier and the resurfacing of the latter as a new public plaza, with new railings, planters and a gift kiosk is being promoted by the Harbour Section of the of Planning, Economic Development, Harbour & Property Management of the DLR Planning and Economic Development Department in Dún Laoghaire-Rathdown County Council.

This screening determination has been made by Miguel Sarabia, Acting Senior Planner, Planning Department to apply appropriate functional separation in the carrying out of a Screening Determination for Environmental Impact Assessment, which is an appropriate functional separation in accordance with Article 9a of the EIA Directive.

Signature:



Signatory (Approved Officer):

MIGUEL SARABIA
Name

A/SENIOR PLANNER
Position / Department

Date:

27/05/2026

Recommended
Steele McDevitt

