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New Public Realm and Plaza East and North of Waldemar Terrace

Environmental Impact Assessment Screening Report

Prepared for

Dún Laoghaire-Rathdown County Council

Date

November 2026

Comhairle Contae County Council

Document Status

Issue date	12/11/2026
Issued to	Siobhan Murphy
BIM reference	RSV-JBA-XX-XX-RP-EN-0001-S3-P01-EIA_Screening
Revision	A3-C01

Revision Ref / Date Issued	Amendments	Issued to
S3-P01 / 15/06/2026	Draft - Client Review	Siobhan Murphy
A3-C01 / 12/11/2026	Final Document	Siobhan Murphy

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This report describes work commissioned by Siobhan Murphy, on behalf of Dún Laoghaire-Rathdown County Council, by an instruction dated 13/01/2026. The Client's representative for the contract was Siobhan Murphy of Dún Laoghaire-Rathdown County Council. Mia Heigh of JBA Consulting carried out this work.

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Abbreviations

AA	Appropriate Assessment
ACA	Architectural Conservation Area
CPD	County Development Plan
CPO	Compulsory Purchase Order
DECLG	Department of Environment, Community and Local Government
DHPLG	Department of Housing, Planning and Local Government
DLR	Dún Laoghaire-Rathdown
EC	European Commission
EEC	European Economic Community
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
EU	European Union
EV	Electric Vehicle
GI	Green Infrastructure
GSI	Geological Survey Ireland
LAP	Local Area Plan
LRD	Large Residential Development
NBS	Nature Based Solutions
NHA	National Heritage Area
NMS	National Monuments Service
NPWS	National Parks and Wildlife Service
OPR	Office of the Planning Regulator
OPW	Office of Public Works
pNHA	Potential National Heritage Area
PV	Photo Voltaic
QI	Qualifying Interest
RMP	Record of Monuments and Places
RPS	Recorded Protected Structure
SAC	Special Area of Conservation
SDF	Site Development Framework
SSFRA	Site Specific Flood Risk Assessment
SFRA	Strategic Flood Risk Assessment

SNI	Sustainable Neighbourhood Infrastructure
SPA	Special Protection Area
SUDS	Sustainable Urban Drainage Systems
UCD	University College Dublin
WAC	Waste Acceptance Criteria
WFD	Water Framework Directive
ZoI	Zone of Influence

1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by Dún Laoghaire-Rathdown County Council to prepare an EIA Screening Report for a proposed public realm works to be carried out at Main Street, Dundrum, D14 XV10, Co. Dublin..

The proposed development will consist of a new public realm layout at public realm and plaza East and North of Waldemar Terrace, Main Street, Dundrum, and all associated site works and services.

1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR of the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIA screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodologies employed to determine whether the proposed development falls under any of these groups and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIA screening report.

An Appropriate Assessment (AA) Screening Report and an Ecological Survey Note have been prepared by JBA Consulting and has identified any potential impacts to Natura 2000 sites. This EIA Screening document, along with the AA Screening Report will be submitted as part of the planning process for the proposed development.

2 Description of Proposed Works

2.1 Site Location

The proposed development is located at the intersection of the R112 and R117 in Dundrum, Co. Dublin (Figure 2-1). The site is situated underneath William Dargan Bridge, surrounding the Dundrum Luas Station. The surrounding environment is semi-urban, consisting of residential housing estates, industrial sites, local access roads, urban transportation and associated services.

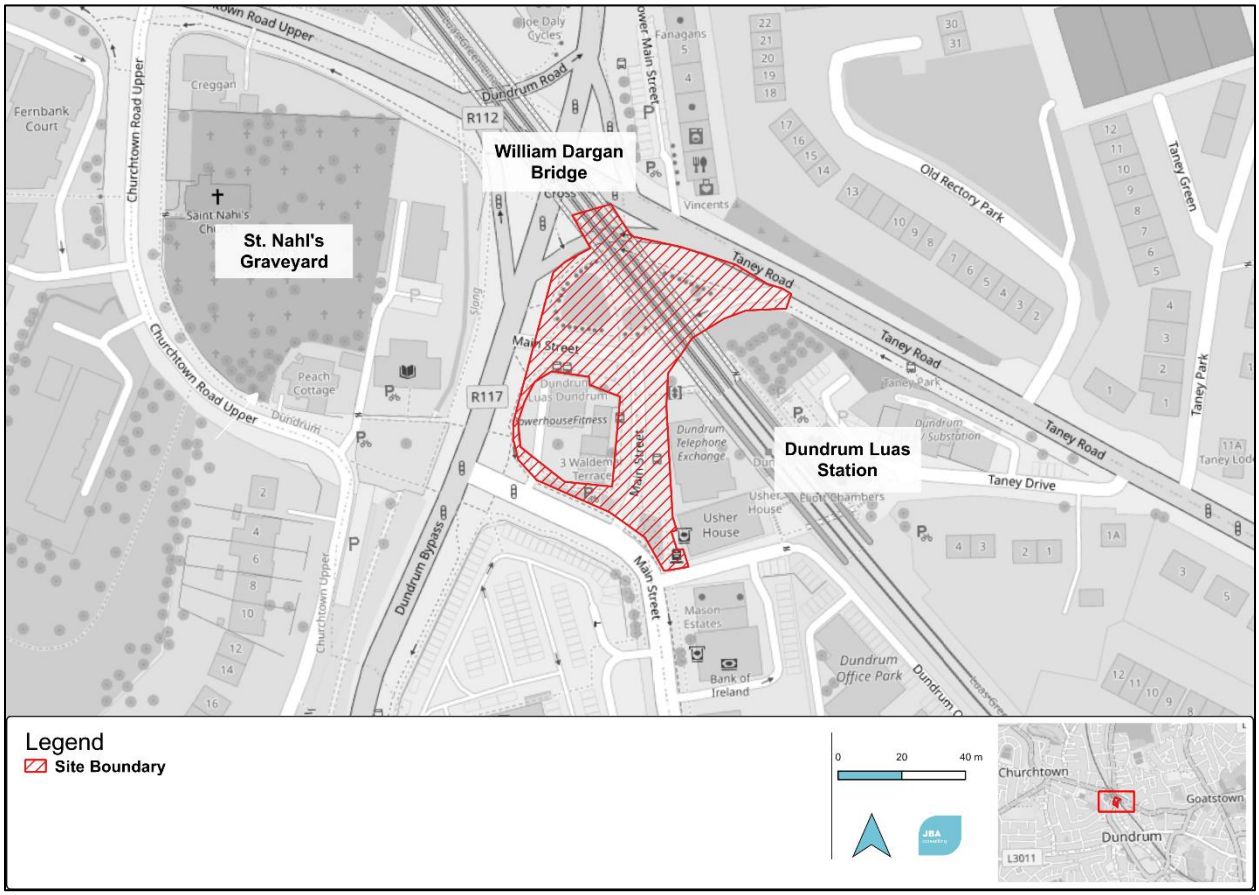

Figure 2-1: Site location

2.2 Proposed Development

Dún Laoghaire-Rathdown County Council are proposing to construct a new public realm and plaza East and North of Waldemar Terrace, Main Street, Dundrum, Dublin 14.

The proposed development is set out below:

- Reallocation of c. 1057 m² of road as public realm;
- New public realm of c. 3001 m², including a new civic plaza with high-quality paving, resurfacing, street furniture, and public lighting on independent columns; new accessible, raised podium; new incidental play areas; new mobility hub for

cycle parking; retention of existing bike shelter and associated cycle parking; upgrade of existing pedestrian crossing;

- New landscaping, including tree planting and sustainable urban drainage system (SuDS); removal of 7 existing trees on site; removal and relocation of 5 existing trees on site; and retention of 1 existing tree on site.
- Drainage, utility, and all ancillary works.

These details are shown in the site layout plan in Figure 2-2.



Figure 2-2: Proposed development site layout

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 of the Planning and Development Act may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

a. the proposed development would be of a class specified in

- i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -
- I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
- II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either -

- I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
- II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

b.

- i. the proposed development would be a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
- ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001 as amended

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed development does not fall under Schedule 5, Part 1.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

10. Infrastructure projects

- (b) (i) Construction of more than 500 dwelling units.
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
  (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

14. Works of Demolition

- Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The proposed site does not exceed under any of the categories above. The proposed works comprise of public realm improvements, in a core village improvement area but not within a business district. The proposed works are not likely to be significant.

The proposed development does not fall under any of the other categories of development in Part 2 of Schedule 5 either. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have 'significant effects' on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular -

    a. A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
    b. A description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -

    c. The expected residues and emissions and the production of waste, where relevant, and
    d. The use of natural resources, in particular soil, land, water and biodiversity.
    e. The compilation of the information at paragraphs 1 to 3 shall take into account where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG 2018b).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG 2018a).

The criteria, as transposed in Irish legislation, are grouped under three headings:

- Characteristics of Proposed Development
- Location of Proposed Development

- Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development. According to themes presented in an EIAR, is provided.

4.1 Population and Human Health

During construction, there is a risk to the health and safety of workers on the works site, as with any other construction project. This will be mitigated against by the operational plans devised by the contractor and will not be significant considering the scale and nature of the proposed development.

Residences and commuters in the vicinity of the proposed works will experience some negative impacts during the construction phase of the development. These will be temporary and will be mitigated against by the operational plans devised by the contractor and adherence to standard best practice guidelines regarding control of noise and vibration, dust and limitations on working hours. Effects during construction are not likely to be significant, considering the scale and characteristics of the development.

The proposed public works will provide improvements to town centre facilities in Dundrum, Dublin. The site was identified within the Dundrum Local Area Plan 2023 and the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as a key development site in a core community area with opportunity for development given its proximity to historical sites and amenities. Once operational, the site will provide a positive impact to population and human health by providing a community-centric pedestrian feature.

4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act 1976 (as amended), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

4.2.1 Proximity to Protected Sites

An AA Screening has been completed by JBA Consulting for this project to determine whether there is potential for impacts on nearby Natura 2000 sites.

Those sites within the Zone of Influence of the proposed development are shown in Table 4-1 below.

The AA Screening determined that there are no likely significant impacts on any Natura 2000 sites as a result of the proposed development.

Table 4-1: Natura 2000 sites within ZoI of the proposed development

Natura 2000 Site	Site Code	Approximate distance from site	Hydrological distance from site
South Dublin Bay SAC	000210	3.8km	10.5km - indirect connection via surface water and groundwater pathways
South Dublin Bay and River Tolka Estuary SPA	004024	3.8km	10.5 km - indirect connection via surface water and groundwater pathways
North Dublin Bay SAC	000206	8.5km	11.6km - indirect connection via surface water and groundwater pathways
North Bull Island SPA	004006	8.5km	11.6km - indirect connection via surface water and groundwater pathways
North-West Irish Sea SPA	04236	8.6km	12.4km indirect connection via surface and groundwater pathways

4.2.2 Other Ecological Receptors

The site comprises predominantly buildings and artificial surfaces, and scattered trees and amenity grassland. A detailed description of ecology on-site is included in the AA Screening and EcIA prepared by JBA Consulting.

The site was visited on 07/05/2026 by JBA Ecologists to collect basic ecological information. The ecological walkover survey recorded any habitats and species present.

Significant impacts to ecological receptors are not expected during construction or operation, due to the nature of the proposed works and proposed mitigation strategies outlined in the accompanying reports.

4.3 Soils and Geology

The groundwater and geological maps of the site, provided by the Geological Survey of Ireland (GSI), have been consulted. The underlying bedrock at the site consists of till derived from limestone, generally unproductive in local areas. The subsoil at the site is made ground.

Deep excavations are not required, with most of the development above ground. Limited shallow excavations of 1m will be required for laying services and foundations. Excavated material will be reused as fill where appropriate. Material not required for fill will be exported from site and disposed of at appropriate licenced facilities. The expected amount of material to be excavated is not significant.

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Dodder_SC_010 sub-catchment, within the WFD Liffey and Dublin Bay catchment (EPA 2026). The nearest watercourse is the Slang River (DODDER_050), located approximately 18m west and is a tributary of the River Dodder, before entering the Liffey Estuary. This river is under pressure from urban runoff and wastewater. The Slang River and River Dodder have been classed as 'Moderate' status and they are 'At Risk'. The Liffey Estuary is a transitional waterbody and is classed as 'Moderate' and is 'At Risk'. (EPA 2026).

There are no surface waterbodies within the site boundary. Significant impacts on surface waterbodies are not anticipated from to the proposed development. This is due to the nature of the proposed works, and the nature of the nearby stream. Surface water from the proposed development will be conveyed to the Ringsend Wastewater Treatment Plant before entering the Liffey Estuary.

4.4.2 Groundwater

The site is underlain by the Kilcullen (IE_EA_G_003) groundwater body, which is at 'Good' status, while its risk status is 'At Risk'.

Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, is classified as 'Moderate' across the site. The site is therefore at a moderate risk of groundwater contamination.

There are no Groundwater Zone of Contribution sites listed by the EPA near the development site, but there is groundwater abstraction in the area under Article 7 for drinking water.

The risk of groundwater contamination will only be present during the construction phase of the development, and with limited shallow excavations (1m) as outlined in Section 4.3, the potential impact is not significant. Further, the appointed contactor will put in place measures for spill prevention and silt control on site, reducing the potential for negative effects on groundwater.

Once operational, the development is unlikely to result in groundwater impacts.

4.4.3 Flood Risk

A site-specific Flood Risk Assessment (SSFRA) was carried out in 2022 by JBA for an area within the proposed site boundary (JBA Consulting 2022). The report found that part of the north- and south-west side of the site is within Flood Zone C and B respectively for fluvial and pluvial flood extents.

Flood extents mapped by the OPW Community-Scale Flood Extents and the Commissioners of Public Works' National Indicative Flood Mapping (OPW 2026) show the proposed development is currently 'Under Review'. A Strategic Flood Risk Assessment

(SFRA) was undertaken in respect to the Dún-Laoghaire Rathdown County Development Plan 2022-2028, the SFRA highlighted that an area of the proposed site, close to the Rosemount Family Resource Centre, is in Flood Zone B of the Slang River fluvial flooding extent. The site is also located in an area at risk of pluvial flooding, low-to-medium probability.

There have been records of flooding events nearby in recent years. The risk of flooding to the site is therefore moderate but not significant.

4.5 Cultural Heritage

There are some archaeological features and protected structures directly bordering and within a 500m buffer of the proposed site. The closest designated archaeological features to the proposed development are located 73.5m west, St. Nahi's Church of Ireland church (DU022-016002) and its graveyard (DU022-016003), which hosts an Early Christian grave slab (DU022-016005) and an ecclesiastical enclosure (DU022-016001). The Zone of Notification for these features lies 14.5m from the proposed site. Dundrum Castle (DU022-023001), a tower house built in the late 16th or early 17th century, lies 480m south of the proposed site.

There is the potential for undiscovered archaeological features to be uncovered. Any discoveries will be preserved in-situ and notified to the National Monuments Service (NMS), who may impose mitigation measures.

The proposed development site contains the Recorded Protected Structure (RPS) No. 934 monument to Dr. Isaac Usher, which will be retained as a key placemaking feature. The RPS No. 905 Old Railway Station at Taney Drive lies at the site's boundary. Additionally, the RPS No. 883 Carnegie Library is located approximately 15 m to the west.

No significant impacts on cultural heritage are expected. The site is expected to have a positive impact on the cultural heritage of the area.

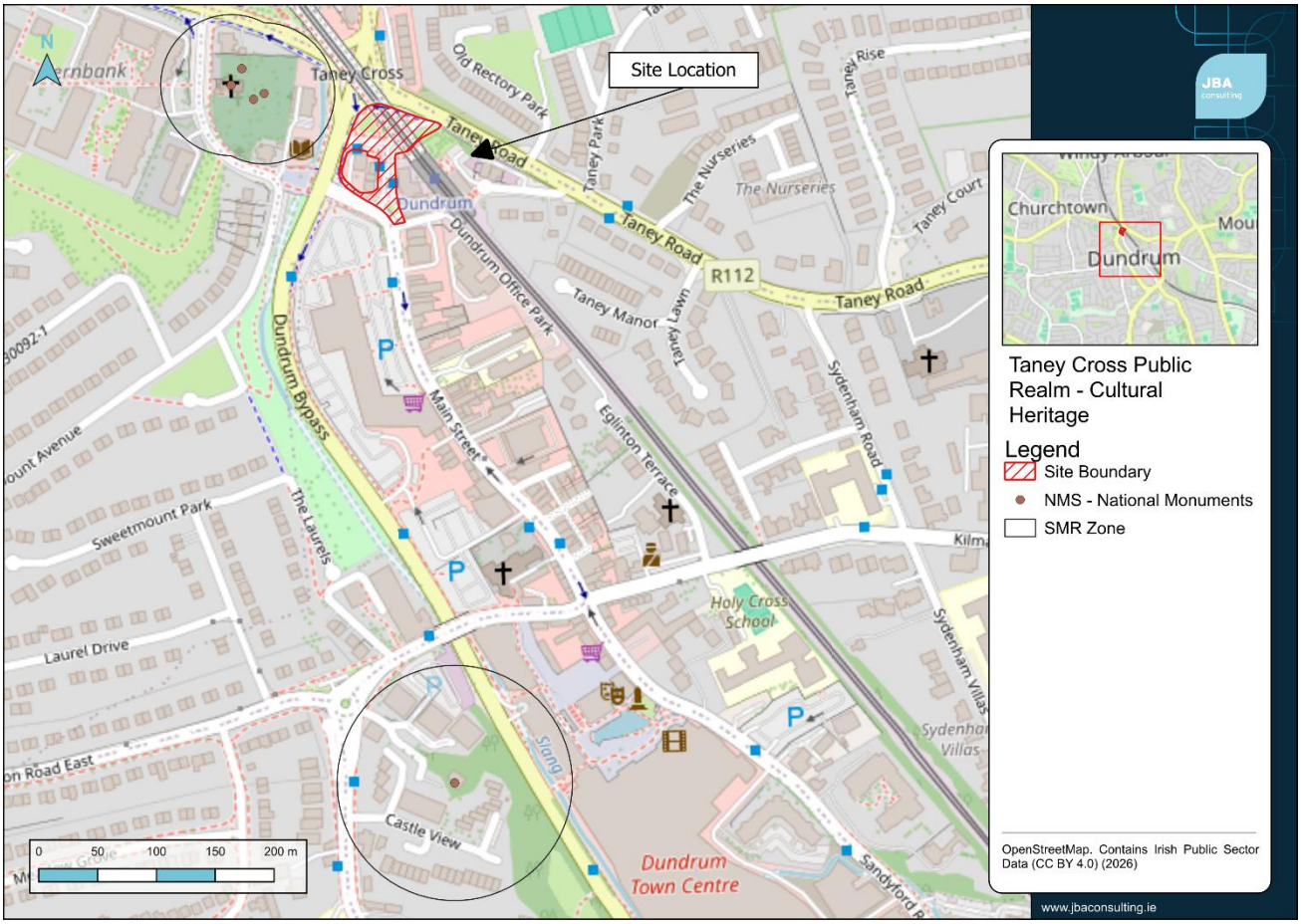

Figure 4-1: Designated Cultural Heritage features recorded within the locale of the site

4.6 Air and Climate

There is potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery, and transport of materials to and from the site. These impacts will be mitigated against by the contactor's operating plans and are not likely to be significant given the scale and nature and location of the proposed development.

The proposed development will not lead to significant air or climate impacts during operation.

4.7 Noise and Vibration

There is potential for localised noise and vibration impacts in the vicinity of the proposed development during the construction phase due to the operation of machinery on site. These impacts would be temporary, only during the construction period, and will be managed by the contractor. Furthermore, the noise and vibration levels on site are already at a high level due to traffic and the Luas line crossing the William Dargan Bridge.

The proposed development will not lead to any significant noise or vibration impacts during the operational phase.

4.8 Landscape and Visual

The proposed development will give rise to temporary landscape or visual impacts to residents living in proximity and commuters around the development during the construction period. Impacts during construction will be temporary and not significant.

There are no protected landscapes or views in proximity to the site.

When constructed, the proposed development will be low in landscape and visual impact for surrounding receptors and will be in character with the surrounding area. The proposed landscape plan will include the planting of native trees and plants in designated areas which will help to reduce the visual impact of the proposed development.

4.9 Material Assets including Traffic, Utilities and Waste

4.9.1 Traffic

During construction, there will be temporary disruptions on local roads during deliveries or due to machinery operating. These disruptions are expected to be temporary, limited, and will not be significant.

Once operational the proposed development will result in a decrease in traffic in the area, given the proposed removal of the bus set down area and provision of pedestrianised spaces.

4.9.2 Utilities

The proposed development will be serviced by existing utility services in the area, including foul drainage, surface water drainage, water, gas, electrical and telecom. Diversion of existing services will be included as required. No significant impacts on utilities are expected.

4.9.3 Waste

Waste generated from site clearance will be largely inert and/or organic material. Significant amounts of construction waste are not anticipated, due to the shallow excavations and nature of the project. Any additional waste will be disposed of appropriately at licenced facilities.

Once operational, the proposed development will generate some amounts of domestic waste which will be collected and disposed of at appropriate licenced facilities.

4.10 Cumulative Impacts

4.10.1 Plans

4.10.1.1 Dún Laoghaire-Rathdown County Development Plan 2022-2028

The proposed development is in line with the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan (CPD) 2022-2028 (Dún Laoghaire-Rathdown County Council 2022). The development supports the following objectives and policies:

- CS13 - Strategic Regeneration: It is a policy objective to support the development and renewal of strategic regeneration sites in the County.
- CS14 - Vacancy and Regeneration: It is a policy objective to address issues of vacancy and underutilisation of lands within the County and to encourage and facilitate the re-use and regeneration of vacant sites subject to the infrastructural carrying capacities of any area.
- PHP2 - Sustainable Neighbourhood Infrastructure: It is a policy objective to:
  - Protect and improve existing sustainable neighbourhood infrastructure as appropriate.
  - Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users.
  - Encourage the provision of multi-functional facilities, spaces and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.
- PHP3 - Planning for Sustainable Communities: It is a policy objective to:
  - Identify, provide and/improve (as appropriate) supporting infrastructure in tandem with residential development in renewal/redevelopment areas and existing residential neighbourhoods.
- PHP10 - Music, Arts and Cultural Facilities: It is a policy objective to:
  - Facilitate the continued development of arts and cultural facilities throughout the County in accordance with the County Arts Development Plan 2016-2022 and any subsequent County Arts Development Policy.
- PHP36 - Inclusive Design & Universal Access: It is a policy objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability.
- PHP37 - Public Realm Design: It is a policy objective that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved.
- MFC1 - Multifunctional Centres: It is a policy objective of the council to embrace and support the development of the County's Major Town Centres, District Centres and Neighbourhood Centres as multifunctional centres which provide a variety of uses that meet the needs of the community they serve.

- MFC2 - Accessible and Inclusive Multifunctional Centres: It is a policy objective of the Council to promote accessibility to Major Town Centres, District Centres and Neighbourhood Centres by sustainable modes of transportation in order to encourage multi-purpose shopping, business and leisure trips as part of the same journey.
- MFC3 - Placemaking in our Towns and Villages: It is a policy objective of the Council to support proposals for development in towns and villages that provide for a framework for renewal where relevant and ensure the creation of a high quality public realm and sense of place. Proposals should also enhance the unique character of the County's Main streets where relevant.
- RET5 - Major Town Centres: It is a policy objective of the Council to maintain the two Major Town Centres - Dún Laoghaire and Dundrum - as the primary retail centres in the County and to support their evolving multifunctional role.
- GIB1 - Green Infrastructure Strategy: It is a policy objective to continue to implement and update the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity.
- GIB29 - Nature Based Solutions: It is a policy objective to increase the use of Nature Based Solutions (NBS) within the County, and to promote and apply adaptation and mitigation actions that favour NBS, which can have multiple benefits to the environment and communities.
- OSR2: Hierarchy of Parks and Public Open Space: It is a policy objective to provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/or places of work.
- HER16 - Public Realm and Public Utility works within an ACA: It is a policy objective to:
    - Retain or sensitively reintegrate any surviving items of historic street furniture and finishes such as granite kerbing and paving that contribute to the character of an ACA.
    - Ensure that works to the public realm - such as the provision of traffic control measures, street furniture, materials and finishes - have regard to the distinctive character of the area.
    - Encourage the undergrounding of over-head services and the removal of redundant wiring/cables within an ACA.
- HER22 - Protection of Historic Street Furniture and Public Realm: It is a policy objective to:

- Preserve the retention of historic items of street furniture where these contribute to the character of the area, including items of a vernacular or local significance.
- Promote high standards for design, materials and workmanship in public realm improvements within areas of historic character.

- SLO9 - Dundrum: It is policy objective to ensure that any future redevelopment of the old shopping centre lands, and adjoining/nearby properties on Main Street, take cognisance of the character and streetscape of the Old Main Street, and maintain where appropriate, and possible existing buildings and/or facades. Building Heights alongside Main Street must be sensitive to the original streetscape, in keeping with its character, scale and Architectural Conservation Area status.

The proposed development has been identified as a key development site within the community core, with an objective to provide for improved public realm, pedestrian infrastructure and cultural growth in Dundrum.

4.10.1.2 Dundrum Local Area Plan 2023

Within the Dún Laoghaire-Rathdown CDP 2022-2028, the Dundrum Local Area Plan (LAP) was developed to help the Council meet the specific needs of the major town centre of Dundrum (Dún Laoghaire-Rathdown County Council 2023). The proposed development is in line with the following policies and objectives:

Policy of the DLAP:

- Policy DLAP1 - Urban Design: To promote a high standard of urban design in Dundrum, in accordance with the relevant policies set out in the County Development Plan, Section 28 Guidelines and other relevant documents including: The 'Urban Design Manual' (2009), and the Design Manual for Urban Roads and Streets (2019). Development shall be carried out in a design led manner that prioritises place making and accords with the Urban Design and Placemaking Vision for the Dundrum LAP.
- Policy DLAP2 - Urban Design Dundrum: Development shall contribute positively to the distinct character of Dundrum by successfully marrying the new architecture with the historic structures in terms of blocks and plots what are legible, permeable and appropriate in land use, scale, building height, street width, urban grain and street frontage.
- Policy DLAP5 - Public Realm Rebalancing: That there is a rebalance of available space towards pedestrians, cyclists and urban greening.
- Policy DLAP7 - Provision of SNI uses and delivery of the ten minute neighbourhood: It is policy to support the delivery of sufficient Sustainable Neighbourhood Infrastructure (SNI) uses including community and educational uses that will be required to ensure sustainable living - in line with the ten minute neighbourhood concept - for existing and future residents of the Dundrum LAP area.

- Policy DLAP14 - Age Friendly Strategy: To support and facilitate the 4 Strategic Priorities set out within the Dún Laoghaire-Rathdown Age Friendly Strategy 2022-2028, in particular Strategic Priority 1. In regard to:
    - Public realm should seek to facilitate social interaction and healthy lifestyles.
- Policy DLAP15 - Universal Design: To promote Universal Design in all proposals for community facilities and publicly accessible buildings and spaces in order to ensure that all buildings and associated public realm can be utilised to the greatest extent possible by all people, regardless of age, ability or disability. In this regard, proposed development should have regard to the provisions of 'Building for Everyone: A Universal Design Approach' series of booklets by the National Disability Authority and Centre of Excellence in Universal Design.
- Policy DLAP24 - Connected Network: To provide high-quality inclusive and connected walking and cycling networks with direct routes to local destinations and public transport hubs.
- Policy DLAP25 - 10-Minute Concept: To promote the '10-minute' settlement concept in Dundrum with reduced walking times to essential daily services.
- Policy DLAP26 - Modal Shift: To provide an environment which supports moving people away from the private car to more sustainable modes. This can be done by way of further developing the network where a range of facilities and services are accessible in a short walking and cycling timeframe from homes or are accessible by high quality public transport located within a short walk from home.
- Policy DLAP27 - Improved Environment: To seek to improve the air quality and pedestrian environment along the streets through Dundrum Village including Main Street, Sandyford Road, Kilmacud Road Upper and Ballinteer Road as well as at school zones and along the main pedestrian access routes immediately adjacent to the school.
- Policy DLAP29 - Vehicle Reduction: To reduce the need for vehicular travel within Dundrum by enhancing the integration of land-use and transport.
- Policy DLAP31 - Protected areas and Habitats and Species: It is policy to:
    - Ensure biodiversity is factored into nature based solutions when developing proposals within the DLAP area.
    - Conserve and restore biodiversity in line with the key theme of the DLR County Biodiversity Action Plan 2021 – 2025.
- Policy DLAP32 - Sustainable Water Management: To implement the main elements of the DLR GI strategy in relation to water management including:
    - Reducing the rate, volume, and improve the quality of surface water runoff.
    - Manage runoff at-source through the use of infiltration systems.
    - Promoting local sustainable urban drainage systems (SuDS), 'Green Streets' and green roofs.

- Enabling SuDS to be located in the public realm.
- Utilising the river Slang where possible as a natural foundation for GI corridors.

- Policy DLAP33 - SuDS: To ensure that Sustainable Drainage Systems (SuDS) is applied to any development in the DLAP area and that street specific solutions to surface water drainage systems are developed which meet the requirements of the Water Framework Directive and associated River Basin Management Plan. SuDS measures may include green roofs, permeable paving, detention basins, infiltration systems, etc…
- Policy DLAP34 - Surface Water Regulations: To ensure the implementation of the surface water legislation Environmental Objectives (Surface Waters) Regulations 2009 to ensure that development permitted would not have an unacceptable impact on water quality including surface waters, ground water, river corridors, estuarine waters, bathing waters, coastal and transitional waters. Development within the LAP area shall comply with the policies and objectives of the CDP relating to protection of existing water and drainage infrastructure.
- Policy DLAP35 - Flood Risk Assessment: To manage flood risk in the DLAP area in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, Department of Environment, Community and Local Government (DECLG) and OPW (2009) and Circular PL02/2014 (August 2014). and to require all proposed developments to carry out a Site-Specific Flood Risk Assessment that shall demonstrate compliance with:
    - The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG/OPW, 2009), as may be revised and/or updated.
    - The prevailing Dún Laoghaire-Rathdown County Development Plan.
    - Any SSFRA shall not be required to carry out a Plan-Making Justification Test, given that this exercise was already carried out at County Development Plan-level.
    - The SSFRA shall pay particular emphasis to site specific mitigation measures and any necessary management measures, as per Appendix B4 of the above 2009 National Guidelines.
- Policy DLAP 40 - Water Framework Directive: To facilitate compliance with the requirements of the EU Water Framework Directive and any relevant legislation. In this regard, the Council will facilitate compliance with the relevant objectives and measures set out in the forthcoming 'River Basin Management Plan' (2022-2028) and associated Programme of Measures, where relevant. Applications for development under the Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.

- Policy DLAP41 - Groundwater: To ensure the protection of groundwater resources within the DLAP area and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the DLAP boundary shall have regard to the likely impacts the proposed development may have on groundwater resources.
- Policy DLAP42 - Multifunctional Centres: To embrace and support the development of Dundrum Major Town Centre and the Frankfort and Windy Arbour neighbourhoods centres as accessible multifunctional centres which provide a variety of uses that meet the needs of the community they serve.
- Policy DLAP47 - Tourism: To promote and secure sustainable tourism activity within Dundrum in conjunction with the appropriate agencies.
- Policy DLAP48 - Historic Character: To ensure the protection of the historical character of Dundrum and ensure that any future development / redevelopment is carried out in a manner sympathetic to its special character thus ensuring that the distinct character and intrinsic heritage qualities of the Dundrum area are recognised.
- Policy DLAP50 - Character: To seek to achieve an interesting and vibrant mix of the old and the new, to enhance the sense of place, character and identity of the Dundrum area.
- Policy DLAP51 - High Quality Architecture: To support the development of appropriate, architecturally significant development in Dundrum that has regard to Dundrum's historical past character but contributes new and exciting elements.
- Policy DLAP54 - Architectural Conservation Areas: To ensure the design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole.
- Policy DLAP55 - Dundrum ACA(s): To protect, conserve and where appropriate, enhance the ACA(s) in Dundrum. Any proposal for development within, or adjacent to, the ACA shall:
    - Respect the scale and form of existing structures within the ACA in terms of proportion, scale and materials and finishes, particularly along street frontages.
    - Seek where possible and appropriate to contribute to or enhance the streetscape of the ACA (with particular reference to Main Street).
    - Seek to retain / reinstate exterior features which contribute or enhance the character and streetscape of the ACA such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork etc.
    - Ensure priority is given to the pedestrian, to inclusive access, and to facilitating the improvement of the quality of the public realm.
    - Ensure any signage is sensitive to the buildings and streetscape.

- Policy DLAP56 - Design Rationale: to require a design rationale to accompany all significant proposals for development within/proximate to ACAs within the DLAP area, which demonstrates how the proposed development supports and enhances the character and architectural quality of the ACA. This design rationale should address the design process for the development and how the proposal will integrate with the historic environment with reference to the following:
    - Urban grain;
    - Urban structure;
    - Density and mix;
    - Scale;
    - Materials and detailing;
    - Landscape;
    - Views and landmarks; and
    - Historical development.
- Policy DLAP59 - Monuments and Places: That no development in the vicinity of a feature included in the Record of Monuments and Places (RMP) will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.

Objectives of DLAP:

- Objective PR2 - Dundrum Bypass: To improve the Dundrum Bypass through increased planting including tree planting, additional crossing points and active frontages.
- Objective PR3 - Dundrum Main Street Tree Planting and Urban Greening: To support and promote additional tree planting and urban greening at appropriate locations on public and privately-owned lands fronting Main Street connecting into the line of mature trees on Sandyford Road.
- Objective T5 - Taney Cross and Bus-Luas Interchange Upgrade: To upgrade Taney Cross junction and environs, including the Bus–Luas Interchange, to provide a safe, efficient and attractive environment for pedestrians, cyclists and public transport users. Any proposal shall positively address the public realm area in front of the existing Carnegie Library.
- Objective T6 - Mobility Hub and Luas Access Improvements: To develop a Mobility Hub, at the Dundrum Bus-Luas interchange and to also improve accessibility to Dundrum Luas Station, including provision for direct access to the platform from the Mobility Hub area.
- Objective T7 - Taney Cross and Environs Cycle Facilities: To support the delivery of the Taney Rd to N11 cycle scheme, and to progress a network of segregated cycle facilities and improved pedestrian facilities for Taney Cross and Environs to

provide safe and efficient facilities for pedestrians and cyclists and to support safe routes to schools initiatives that may be brought forward for nearby schools located in the vicinity of Taney Cross and Environs.

- Objective MTC1 - Multifunctional Dundrum: to encourage a broad mix of day and evening uses within Dundrum that contribute to the creation of a sustainable and vibrant multifunctional Major Town Centre that is the focus for retail, social and community interaction.
- Objective HC1 - Saint Nahi's: To ensure that any development, including improvements to the public realm and publicly owned lands in the vicinity of Saint Nahi's graveyard, protects and enhances the setting of the church and graveyard.
- Objective HC11 - Communicating Heritage: To facilitate, provide and/or retain where appropriate, plaques, signage and maps communicating an interpretation of the historical and natural heritage of Dundrum and environs.

Taney Cross Key Development Area (TC KDA) Objectives

- TC1 - It is an Objective that a Masterplan for the site shall be prepared and accompany all planning applications for significant development on the site. The Masterplan shall accord with the Guiding Principles and Objectives set out in this Site Development Framework (SDF) and shall be accompanied by a 'Consistency Statement' detailing how each of the Guiding Principles and Objectives in this SDF are to be delivered.
- TC2 - Any Development shall support the planned public transport hub/interchange.
- TC3 - Any development shall:
    - Improve the walking environment for this busy location to provide for various movement patterns to the Luas, bus stops, old shopping centre and through Taney Cross.
    - Integrate the design with the planned segregated cycle routes along Taney Road and Dundrum Bypass.
    - Provide for access for pedestrians and cyclists across the civic space area.
    - Provide for mobility hub (cycle parking and e-mobility).
    - Co-ordinate cycle parking with the provision of cycle and scooter parking (including e-mobility) for the Luas and bus interchange.
- TC4 - Any development shall provide clear wayfinding around the public transport interchange area (Luas stop and bus interchange) and consider the integration of the proposed development with the old shopping centre land parcel to create a cohesive arrival space into Dundrum from the Luas and buses.
- TC5 - Any development shall:
    - Provide for loading facilities which do not interfere with other movements.

- Provide for disabled spaces/drop off.

- TC6 - A new south facing Civic space shall be developed and shall incorporate hard and soft landscaping and street furniture which shall reflect the function of the space.
- TC7 - Any development shall:
  - Reduce the severance at Taney Cross by addressing the need to reimagine this junction to improve the pedestrian experience, improve the public realm area and reconnect into the remainder of the major town centre.
  - Address the relationship between the redevelopment of the Taney Cross area and the Village by providing a visual link between the public realm area and the local park located in any development of the old shopping centre.
  - Provide active frontage at both street and Luas level.
  - Enhance the setting of the Usher Monument.
- TC8 - Provision of a landmark building shall:
  - Have regard to the needs set out in the Dundrum Community, Cultural and Civic Action Plan.
  - Address positively the relationship between the proposed new building with the existing Carnegie library building and the Slang.
- TC9 - The provision of a landmark building shall:
  - Suitably terminate the view north from the Main Street.
  - Address positively the juxtaposition of the proposed new building and the William Dargan Bridge thereby highlighting the unique qualities of each landmark structure.
  - Comply with the Building Heights Strategy Objectives and Policies set out in this Plan and in the CDP.
- TC10 - The Landmark building shall be of high quality which shall make a significant contribution to the sense of place of Dundrum, to the regeneration of the area and to the civic, cultural and community life of the area.
- TC11 - Any development shall provide:
  - SuDS measures which shall integrate fully with the landscaping plan.
  - Introduce new street trees at an appropriate scale and other urban greening measures.
  - Seek to reuse any demolition and excavated materials.
- TC12 - Any development shall demonstrate that development of the site does not contribute to the worsening of flood risk outside the site through the preparation of a Site Specific Flood Risk Assessment (SSFRA).

4.10.2 Projects

Recent developments or planning applications in the vicinity can have a cumulative impact with the proposed development. Larger development planning applications in the near vicinity from the last three years that have been granted permission were searched for. Applications for home extensions, internal alterations and retention are not listed as they are unlikely to contribute to a significant cumulative impact with the proposed development.

The following planning applications in the vicinity of the proposed development have been approved:

Table 4-2: Other projects within approximately 2km which may have a cumulative impact on the development

Planning Ref.	Summary of Development	Address	Decision Date
PC/2/2024	Residential scheme of 934 dwelling units on an overall site of 9.7 hectares.	Lands at the former Central Mental Hospital, Dundrum Road, Dundrum, Dublin 14	22/12/2025
LDR25A/0849/WEB	The proposed development will amend permitted Strategic Housing Development (SHD) ACP Reg. Ref.: 312170-21 which was granted for 531 no. residential units within 5 blocks A-E along with accesses, car, motorcycle and cycle parking, residential amenity and public and communal open space along with all associated works. The amendment proposed will replace permitted Block E in the south-west corner of the site (which comprised a total of 68 no. units) with 8 no. semi-detached, 3 storey houses. All associated works to accommodate this change are proposed including car and cycle parking, public open space and associated ancillary works. There is no change proposed to permitted Blocks A-D and all aspects of the development as per Reg Ref ABP-312170-21 will be completed as permitted. A total of 471 no. units, 60 no. less than permitted, will be delivered as a result of this proposed amended development.	Marmalade Lane, Wychkam Avenue, Dundrum, Dublin 16, D16E167	19/12/2025
LRD25A/0621/WEB	Large-scale Residential Development (LRD) comprising amendments to a previously permitted Strategic Housing Development (ABP Ref. 311287-21) on lands of c. 0.9 hectares. The proposed amendments will consist of: 1) The omission of 14 No. apartment units (consisting of the omission of 1 No. 1 bed unit and 13 No. 2 bed units). 1 No. 1 bed unit is proposed to be incorporated at ground floor level of Block A (adjoining space providing cycle storage and oversized storage provision), resulting in a net omission of 13 No. Units from the permitted scheme and the total provision of 101 No. Apartment units; 2) The omission of fourth floor level of Block B. Setbacks are proposed at the western elevation of second and third floor levels of Block A and at the southern and eastern elevations of the third floor level of Block A; at the southern elevation of second and third	Lands at 97A Highfield Park (D14P710), 1 Frankfort Castle & 2 Frankfort Castle, Dublin 14	18/12/2025

Planning Ref.	Summary of Development	Address	Decision Date
	floor levels of Block B; and at the northern elevation of second floor level of Block C. The proposed development will include the recessing of 3 No. balconies at the western elevation of the third floor level of Block B; 3) The omission of the as permitted substation, plant and switch room from the southern boundary. A below ground water tank is now proposed at the southern boundary; 4) An amended foul drainage layout, with foul water drainage connection now proposed to the east at Dundrum Road (R117), and omission of the as permitted drainage connection to the southwest at Frankfort Court; 5) A decrease in car parking spaces from 73 No. (as permitted) to 72 No. spaces; 6) The proposed development will include the relocation of permitted creche and surface level car parking in accordance with Condition No. 2 of ABP Ref. 311287-21; and 7) All other associated works above and below ground, including landscaping, to serve the proposed development.		
PC/H/02/25	The proposed development will comprise of: • 129 no. apartment units consisting of (a) 72 no. one-bed and (b) 57 no. two-bed units in 3 no. blocks; communal space of 889sqm; and public open space of 2481sqm; • Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; and (e) 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)new vehicular access off Dundrum Road; (b) provisions for water services; (c) foul and surface water drainage and connections; and (d) attenuation proposal.	Mount St. Mary's, Dundrum Road, Dublin 14	09/06/2025
D24A/0892	The development will consist of the demolition of an existing two storey apartment	Point Lobis,	16/04/2025

Planning Ref.	Summary of Development	Address	Decision Date
/WEB	building, containing four apartments and outbuilding and the construction of a two storey terrace of 5 houses comprising 3 x 2 bed houses and 2 x 3 bed houses, bicycle shelter, landscaping and all associated site works.	Henley Court, Churchtown, Dublin 14	
D24A/0862 /WEB	(i) demolition of existing bungalow dwelling and associated northern and eastern boundary wall; (ii) the construction of 4 no. flat roofed dwellings, comprising 2 no. two storey 2-bedroom dwellings, 1 no. two storey 4-bedroom dwelling and 1 no. three storey 4-bedroom dwelling; (iii) vehicular access to the site will be via Nutgrove Park with 4 no. on curtilage car parking spaces; and (iv) the development will include all associated works including, landscaping (including tree protection measures), planting and boundary treatments, infrastructure, lighting, foul/surface drainage, site works, necessary to facilitate the development. A public open space area is provided to the east of the site fronting onto Clonskeagh Road.	Tambou, Clonskeagh Road, Dublin 14, D14H7X6	26/03/2025
LRD24A/0 882/WEB	A Large-scale Residential Development (LRD) application comprising amendments to a previously permitted LRD application (Dun Laoghaire Rathdown County Council (DLRCC) Reg. Ref. LRD24A/0882/WEB) on lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. The proposed amendments will consist of: -the construction of 1 No. new part 2 storey part 3 storey (including semi-podium level) duplex block, comprising 6 No. duplex apartments (4 No. 2 bed units, and 2 No. 3 bed units) resulting in the total provision of 156 no. units (comprising 12 no. houses and 144 no. duplex/apartment units); -the provision of 8 No. car parking spaces at grade level (including 1 No. accessible parking space), 22 No. bicycle parking spaces, and 1 No. motorcycle parking space; and all other ancillary site development works.	Knockrabo, Mount Anville Road, Goatstown, Dublin 14	19/02/2025

Planning Ref.	Summary of Development	Address	Decision Date
LRD24A/0974/WEB	The development will consist of demolition of the existing building (c.960sqm) and hard surface parking area on site and construction of a purpose built student accommodation development (including use as tourist or visitor accommodation outside the academic term) comprising: 220 no. student bedspaces (including 10 no. studios), all within a part single storey, part 4 no. storey and part 6 no. storey 'U'-Shaped building; The building is single to 4 no. storeys along the southern boundary, part 5 and 6 storeys along Goatstown Road and northern boundary (with setbacks); External amenity space of c. 1,247 sqm is provided in the form of a central courtyard at ground level (c. 694 sq. m) and roof terraces at 4th floor level (c. 220 sq. m) and 5th floor level (c. 333 sq. m) fronting onto Goatstown Road; Internal amenity space equating to c. 538 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space; Provision of 218 no. bicycle parking spaces distributed across the central courtyard and northern boundary and adjacent to the front boundary of the site (north-west); Provision for 6 no. carparking spaces comprising 2 no. disabled parking spaces and 4 no. setdown parking spaces adjacent to the front entrance to the site; Vehicular access to the site is via Goatstown Road from 2 no. entrance points [reduction from 3 no. entrances currently]; Ancillary single storey ESB substation and switch room and refuse store are provided at ground level; Provision of surface water and underground attenuation and all ancillary site development works including site wide landscaping works, lighting, planting and boundary treatments.	Vector Motors, Goatstown Road, Dublin 14, D14FD23	06/02/2025
LRD23A/0719	The development will consist of: The demolition of existing dwelling and outbuildings known as the 'Old Farm' and the construction of 114 no. residential units comprising of 100 no. apartments and 14 no. houses (74 no. 1-bed and 40 no. 2-bed units) to form an Assisted Living Accommodation/Retirement Homes development, solely for persons 65 and over, consistent with the definitions of Assisted Living/Retirement Homes and Sustainable Neighbourhood Infrastructure Zoning Objective and Specific Local Objective attached to the site. Block A will range 2-3 storeys in height and will provide 12 no. apartments. (Supporting amenities located on ground floor include a prayer room,	Mount Anville Lands, Lower Kilmacud Road, Dublin 14, D14KX80	31/07/2024

Planning Ref.	Summary of Development	Address	Decision Date
	communal area and library). Blocks B, C and D will range 2-3 storeys in height and will provide 7 no. apartments each. (Blocks A-D are situated along the west of the site). Block E will be 5 storeys in height and will provide 19 no. apartments. (Supporting communal residential amenities at ground floor include a communal social room with Barista bar, library and reading room, gym area, small cinema, pre kitchen area, indoor and outdoor café for residents and their visitors, consulting rooms for medical, wellness and personal supports, and administration/reception area with staff facilities). Block F will be 3 storeys in height and will provide 24 no. apartments. Block G will be 5 storeys in height and will provide 24 no. apartments. (Blocks E-G are situated in the lower walled garden and are organised around a central communal courtyard with resident facilities). The proposed 14 no. houses will range in height from 1.5-2 storeys. These are situated along the east of the site. The residential development is organised outside and around the upper walled garden which contains the protected Glasshouse (Protected Structure RPS. 2100) which will not be altered other than maintenance and will continue its existing horticultural use. The upper walled garden will be organised to contain open lawn, a sensory garden, reflective orchard, beehives and a food production garden and will contain an outdoor community cafe space served from a 12 sqm cafe structure at the northeast corner. The proposal will include the removal of sections of brick/stone walls from the lower walled garden and new openings and pathways through the upper walled garden for access. Pedestrian, cyclist and vehicular access will be from the existing entrance from Lower Kilmacud Road. Existing access to Sophie Barat Residence and 'nun's walk' shall be retained and maintained. The layout is served by 20kmph residential streets and a network of paths. Car parking for 76 no. cars (12 no. EV, 4 no. accessible, 2 no. community car share spaces) and 147 no. bicycle spaces (33 no. short-stay and 114 no. long-stay) are located throughout the site at surface level. Site servicing (including ESB substations), plant areas, PV panels, site lighting, bin stores, balconies/terraces, reprofiling, landscaping, tree planting & transplanting and SUDS measures are incorporated and integrated into the proposed development.		

Planning Ref.	Summary of Development	Address	Decision Date
D23A/0604	The development will consist of a 1788.3sqm three storey office building, formed by a ground floor open parking podium, entrance lobby, plant and bathroom facilities at ground floor level, with two levels of office, meeting spaces and toilets above. associated groundworks to support the new structure, associated rainwater goods and drainage, and alterations to the existing car parking area to include external lighting and landscaping. Bicycle parking and fencing to the extended eastern boundary perimeter will also be provided as part of this development	Nutgrove Community Enterprise Centre, Nutgrove Way, Rathfarnham, Dublin 14, D14A8P7	4/1/2024
D23A/0048	The development consists of the demolition of 80 Sliabh Rua Drive and the construction of five two storey two-bedroom dwellings and one two storey three-bedroom dwelling, and associated works.	80, Slieve Rua Drive, Kilmacud, Blackrock, Dublin, A94N6Y5	21/7/2023

Planning Ref.	Summary of Development	Address	Decision Date
D23A/0163	The development will consist of the construction of a multi-Purpose Performance & Examination Centre over three floors comprising a multi-purpose sports hall (c. 4500 sqm, c13.3 metres in height) performance centre (c. 2260 sqm, c. 15.8 metres in height) and tennis centre (c.3425sqm. c.13.3 metres in height) providing 5 no. indoor tennis courts and all associated facilities including plant area at lower ground floor area (c. 395 sqm) located to the west of the existing UCD Sports Centre and additional roof level plant and green roof. Landscaped area and 'Sports Plaza' providing informal recreation, pedestrian and cycle connections to the west and south of the proposed buildings and a skills wall in the northern part of the site. 1 no. existing tennis court in the southern part of the site to be retained with 2 no. courts removed. Additional pedestrian and cycle connections are provide to the east of the proposed buildings providing links to the adjoining uses with 4 no. accessible car parking spaces (1 no. EV charging point) and set down area and cycle parking and the removal of 164 no. car parking spaces and relocation of 3 no. 5-a-side soccer pitches. Works to existing student centre to provide alternative fire escape. All associated access (Campus Ring Road), infrastructure and works to facilitate the development including 1. no. substation and 1 no. water pumphouse. 9 no. signage zones are included on the southern, western and eastern elevations of the MPPEC building providing a total of c.255 sqm.	Lands at the UCD Sports Precinct east of Newstead and north of the Campus Ring Road Extension of Wynnsward Drive), University College Dublin, Belfield, Dublin 4	19/6/2023
D22A/0919	The development will consist of the following: Demolition of all buildings on site and construction of a housing development comprising 8 no. 2-3 storey, 3-bed, terraced houses (ranging in size from c.135 sqm to c.162 sqm). Each house will be provided with private rear garden, and also and additional 2nd floor front terrace for each of the 5 no. type A units. Development to be served by existing access from Sandyford Road. Provision of car parking, bin store, pocket park, hard/ soft landscaping, boundary treatments and all ancillary site development works and services provision required to facilitate the development.	Ballawley Lodge, Sandyford Road and part of the rear gardens of No. 4 Clonard Road and Clonard lodge at the corner of Clonard Road/ Sandyford Road, Dublin 16	24/5/2023

Planning Ref.	Summary of Development	Address	Decision Date
D22A/0421	The development will consist of the construction 21 no. apartments (8 no. one bedroom; 11 no. two bedroom; and 2 no. three bedroom) in 1 no. four and six storey block incorporating 42 no. residents cycle parking and waste storage at lower ground floor, a resident's terrace on the roof of the fourth floor, a green roof, and the installation solar panels on the roof; the provision of landscaped communal open space incorporating internal access routes, children's play area, outdoor seating areas, 5 no. visitor cycle parking spaces, an ESB substation and bin storage building; and all other site works above and below the ground required to facilitate the development including the formation of a pedestrian gate onto the eastern boundary from the Dundrum Office Park and ramp access and ancillary landscaping including tree planting.	Site to the south of Dundrum Office Park, Dundrum 14 to the rear of 7, 8 and 9 Main Street, Dundrum Dublin 14	16/5/2023

5 Screening Assessment

5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5-1, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR 2021).

Table 5-1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
Could the scale (size or design) of the proposed development be considered significant (including any demolition works?	The site covers 0.432ha and currently operates as a bus-Luas interchange with footpaths, roads, and small green areas. Removal of vegetation will take place. The development will be public realm improvement, and the scale of the development is not significant.
Considered cumulatively with other adjacent existing or permitted projects, could the effects of the proposed development be considered significant?	When considered cumulatively with other projects, significant effects are not likely. In the event that disruptions do occur, they will be temporary and limited in effect. Due to the size of the proposed development, significant impacts are not likely. Once the proposed development is operational, residual effects will not be significant, with a positive impact expected through the provision of pedestrian spaces, street furniture and cultural areas.
Will the proposed development utilise a significant quantity of natural resources such as land, soil, water, minerals or energy, especially any resources which are non-renewable or are in short supply?	No. The proposed development is relatively small in size (0.432ha) and will be built on a previously developed urban site. No new land will be taken. When operational, the site will utilise resources such as water only for human consumption. The site will be designed to be sustainable in terms of SuDS. The site is of moderate biodiversity value.

Characteristics of the Proposed Development - Screening Questions	Comment
Will the proposed development produce a significant quantity of waste?	No. Site clearance will produce low levels of waste typical of a site of this size and nature. Debris and rubbish collected by a suitably licenced contractor and disposed of at appropriately licenced facilities. Soil will be excavated for foundations and there is potential that this soil will be contaminated. This impact will only occur once during the construction phase. Following testing by the contractor during excavation, if suitable, the soil will be reused on the development site or sent for reuse on another site, reducing the amount of waste produced. Once operational, the proposed development will generate small amounts of domestic waste which will be collected and disposed of at appropriate licensed facilities.
Will the proposed development create a significant amount or type of pollution?	No. Temporary air and noise pollution may occur during the construction phase but will be mitigated against by the operational plans devised by the contractor. During the operational phase, a slight decrease in traffic is possible but is not likely to result in significant effect on air or noise pollution.
Will the proposed development create a significant amount of nuisance?	No. During construction, some noise and vibration will be created, however this will be temporary and short-term. Construction works will be limited to certain times of the day. Once operational, the proposed development will not create a significant amount of nuisance.
Will there be a risk of major accidents having regard to substances or technologies used?	The risks of this development will be those typically associated with normal construction practices. Machinery will be used during the construction phase and will be operated by licenced contractors and following best practice guidance. Traffic to and from the site should exercise heightened caution to ensure the safety of other road users, particularly due to the residential nature of the surrounding area.
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	No. Parts of the site are located in Flood Zone B and C and are at low-medium risk of flooding. Appropriate SUDS measures, following DLR guidelines, will be implemented in the development of the site to avoid flooding.
Will there be a risk to human health (for example due to water contamination or air	No. Any potential risk to human health will be because of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments to minimise any risk to human health.

Characteristics of the Proposed Development - Screening Questions	Comment
pollution)?	
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The development will be similar in scale. The environmental impacts are predictable and easily mitigated using best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.

Conclusion: The characteristics of the proposed development are not considered to result in significant impact on the environment by virtue of its size, nature or operational activities.

Reasoning: The proposed development will consist of a new public realm with hardscaping, greenery, lighting, seating, and multi-functional space. The development will occupy a small area, approximately 0.432ha, currently consisting of a bus-Luas interchange with footpaths, busy roads, and small green areas. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

5.2 Location of the Proposed Development

The following questions are answered below in Table 5-2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR 2021).

Table 5-2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comments
Is the proposed development located within, close to, or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: • **European Site (SAC or SPA)** • **NHA/pNHA** • **Designated Nature Reserve** • **Designated refuge for flora or fauna** • **Place, site or feature of ecological interest, the preservation, conservation, protection of which is an**	No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development. No other designated sites are likely to be impacted either.

Location of the Proposed Development - Screening Questions	Comments
objective of a development plan or local area plan	
Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?	No. The proposed development is situated in an existing high-traffic area with a road in between it and the Slang River. No other sensitive areas are likely to be impacted, either during construction or operation.
Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?	The proposed development will be visible from the surrounding streetscape. The existing site is underutilised and has a negative effect on the streetscape. The design of the proposed development will be consistent with existing buildings and architecture and therefore not significant. There are no landscapes of high scenic value on or in the vicinity of the location.
Has the proposed development the potential to significantly impact any locations which contain important, high quality, or scarce resources, e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, or minerals?	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.
Has the proposed development the potential to impact directly or indirectly on any features of historic or cultural importance, including protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no recorded archaeological or architectural features on site or in the near vicinity of the proposed development which will be affected.
Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No. The proposed development is not located in an area at high risk of flooding, nor an area susceptible to subsidence, landslides, or erosion.

Location of the Proposed Development - Screening Questions	Comments
Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g., the status of water bodies under the Water Framework Directive?	No. The proposed development is not likely to further degrade the status of any waterbody, given the location and nature of the development.
Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?	The proposed development is in an existing urban area. During construction, typical construction-related impacts are likely, however these will be temporary and not significant. The proposed development will not result in significant impacts on the surrounding area. Once operational, the proposed development will have a positive effect on the surrounding area.
Are there any additional considerations that are specific to this location?	No.

Conclusion: The location of the proposed development is not considered likely to result in a significant impact on the environment.

Reasoning: The proposed development will be in keeping with existing character of the area. There are no Natura 2000 sites are designated ecological sites which will be impacted by the proposed development. There are no landscapes of high scenic value on or in the vicinity of the location. There is low risk of flooding within the proposed development.

5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5-3, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR 2021), to determine whether the environmental impacts of the development can be considered significant.

Table 5-3: Characteristics of potential impacts

Types and Characteristics of Potential Impacts - Screening Questions		
If relevant, briefly describe the characteristics and magnitude of the		Is this likely to result in significant effects on the environment, with

Types and Characteristics of Potential Impacts - Screening Questions		
potential impacts under the headings below.		mitigation measures in place if applicable?
Population and Human Health:		
During construction, impacts to public access are expected on the roads and pathways within the site. In the case of disruption, impacts would be slight and temporary, and likely limited to within the site boundaries. Slight negative impacts are possible on the surrounding areas due to construction activities; however, these will be typical of construction projects and temporary. **Once operational, the proposed development will provide an improved public realm and multi-functional spaces, representing a positive impact.**		No. Construction stage impacts to population and human health are typical of such developments and easily mitigated against by operational plans put in place by the appointed contractor.
Biodiversity:		
During construction, temporary impacts to biological receptors on the site include disturbance from machinery and vegetation clearance. **The AA Screening found there were no habitats or flora of conservation interest (i.e., qualifying interests (QI)) related to nearby Natura 2000 sites, found on site, nor any pathways to Natura 2000 sites.**		No. During construction, impacts will be temporary and localised. There will be no significant impacts alone or in combination with other projects and plans, as a result of the development.
Land and Soil:		
The area of land used for the proposed development is not significant. Construction will be at or near the surface, with excavation only needed for laying of utility services.		No. Where possible, excavated material will be used as fill elsewhere in the project. Material not required on site will be exported as a waste to an appropriate facility. The amount is not expected to be significant.
Water:		
There are no waterbodies on site or in the immediate vicinity.		No. Impacts to waterbodies are not expected due to the location of the site in relation to nearby watercourses, and

Types and Characteristics of Potential Impacts - Screening Questions		
Due to the shallow excavations, interactions with groundwater are not expected to be significant.		the nature of the proposed development. The site is located in an area at low-medium risk of flooding, but appropriate SUDS measures and features will be implemented in the design of the development.
Air and Climate:		
There will be slight temporary impacts to air and climate during construction due to the operation of machinery and transport of materials.		No. Impacts to air and climate during construction and operation will not be significant. No impacts are expected once operational.
Material Assets:		
During construction, temporary disruptions on adjacent roads and pathways may occur. Significant impacts are not expected due to the scale of the proposed development. Appropriate signage and traffic management will be in place to ensure the safety of other road users. **Impacts on utilities and waste are not expected.**		During construction, the contractors will need to be aware of any services crossing the site. This will require consultation with the relevant service providers in the area. No significant negative impacts on services are likely. Once operational, no significant impacts are expected on material assets.
Cultural Heritage:		
There is no archaeological feature whose Zone of Notification is within the site boundary, nor any designated architectural sites.		No. Impacts to cultural heritage are not expected due to the nature and location of the works.
Landscape and Visual Amenity:		
Typical construction stage impacts to visual amenity will occur but will be temporary. **No protected landscapes or protected views are near the development. The sites are located within an existing urban area and will improve the landscape and visual amenity.**		No. Impacts to landscape and visual amenity during construction will be temporary and partially mitigated by the contractor's operating plans and will not be significant. Once operational, positive impacts to landscape and visual amenity are anticipated.

Types and Characteristics of Potential Impacts - Screening Questions		
Cumulative Effects:		
The Dún Laoghaire-Rathdown County Development Plan contains objectives to support the provision of inclusive public spaces and the improvement of infrastructure, which is the case here. Nearby proposed and in-progress developments are not large and considered cumulatively, they will not have a significant impact with the proposed development.		No. The proposed development contributes to the objectives and policies of the Dún Laoghaire-Rathdown County CDP and Dundrum LAP.
Transboundary Effects:		
Transboundary effects are not expected.		No.

Conclusion: The characteristics of the potential impacts are as a result of the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them through the use of standard environmental procedures.

6 Conclusions and Recommendations

The purpose of this report was to identify whether there is a need under The Planning Development Act 2000, as amended, for an EIAR for the proposed development of a new public realm and plaza East and North of Waldemar Terrace, Main Street, Dundrum, Dublin.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

The expected impacts of the proposed development are considered predictable, and not complex. These impacts will be temporary, lasting only the construction phase, and will be easily mitigated. There are a number of sensitive receptors (businesses, services, residents) in the area which may be temporarily impacted during construction, but who will significantly benefit from the proposed development once operational. No significant environmental impacts are likely to arise during the operation of the development.

An AA Screening completed by JBA Consulting for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the nature of the development and the distance and lack of pathways to Natura 2000 sites. With the implementation of recommended mitigation measures, the proposed development is not likely to have significant impacts on ecological receptors.

Once operational, the proposed development will be low in environmental impact. The proposed development will create better green infrastructure, supporting the community and the area. The proposed development aligns with the objectives outlined in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and with the Dundrum Local Area Plan.

It has concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

The overall conclusion is based on the details of the development available at the time of preparation of this report. If the extent of the development or the construction methods for the development are changed, then the EIA Screening assessment should be reviewed.

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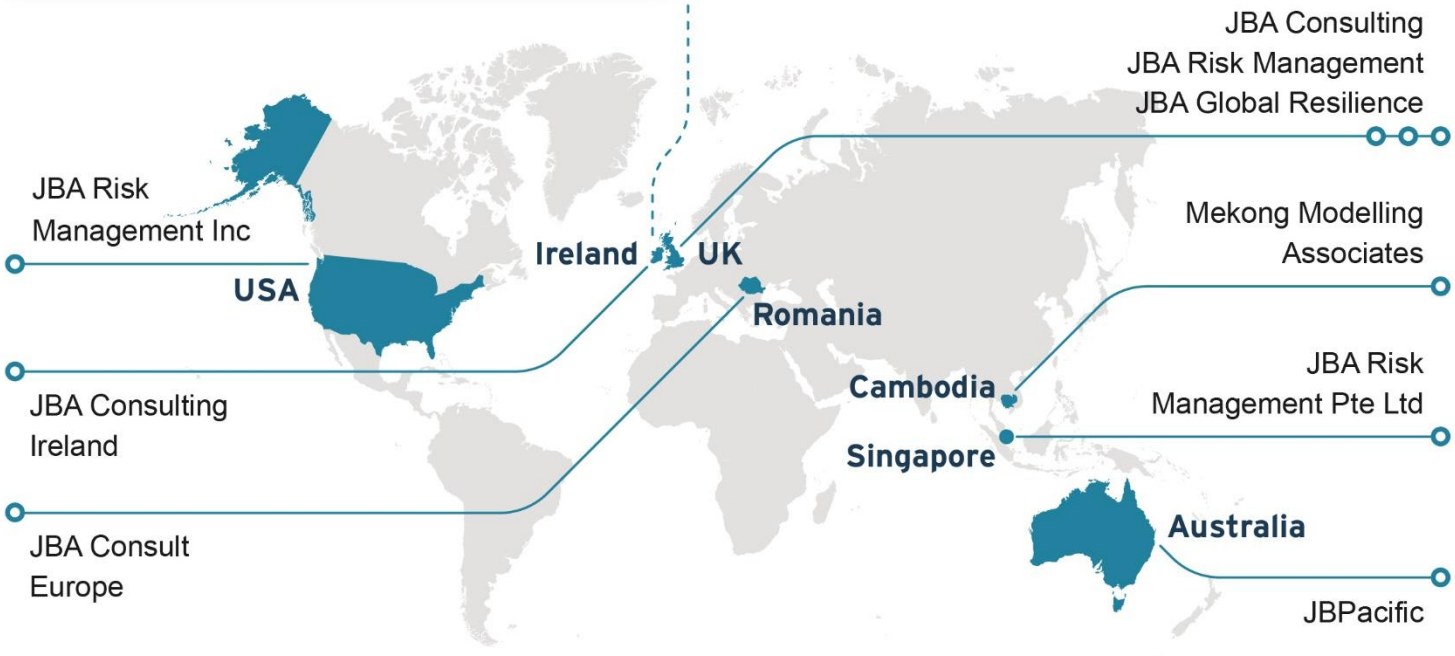

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