

**Environmental Impact Assessment (EIA) Screening Determination  
under the Planning and Development Regulations 2001-2024 (as amended) and EIA Directive  
2011/92/EU as amended for  
a Development on the Site at  
No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin**

Dun Laoghaire-Rathdown County Council is proposing to carry out development on the Site at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin.

The project consists of:

- Full retrofit and refurbishment of no. 9 George's Place (Floor Area: 484 sqm) to accommodate new use as a creative hub with studio spaces, teaching rooms, multi-purpose rooms / meeting rooms and associated social spaces.
- Full thermal efficiency upgrading to best conservation practice.
- Demolition of existing two-storey lean to extension to no. 9 George's Place which is structurally unsound and in very poor condition (Floor area: approx. 83 sqm).
- Construction of new four-storey extension to replace existing lean-to extension to provide universal access to all levels on no. 9 George's place, to provide new multi-purpose studios and meeting rooms for the creative hub and to provide a viewing terrace at upper level. (11.8 x 9m footprint approx. 315 sqm extension).
- Ground Floor (semi-basement level of no. 9 George's Place) of extension: 95sqm containing double height entrance foyer at street level to provide universal access, lift & stair core providing access to semi-basement level of no. 9 George's Place, multipurpose room and changing places w.c.
- First floor extension: 92 sqm containing lift & stair core, multipurpose room and glazed link to no. 9 George's Place.
- Second floor extension: 92 sqm containing lift & stair core, multipurpose room, office and glazed link to no. 9 George's Place.
- Third floor of extension: 36 sqm containing lift & stair core, terrace (17 sqm) to the rear accessed from the corridor, multipurpose room with small terrace (11sqm) to the front.
- Full retrofit and refurbishment of former Wash House, Kelly's Avenue (Floor Area: 161 sqm) to include revised internal layout to accommodate new use and full thermal efficiency upgrading to best conservation practice.
- Insertion of internal platform lift in Wash House for Universal Access. • The external courtyard between the two buildings will be retained to facilitate access and circulation between the two buildings. It will be landscaped with a pergola overhead to enhance the circulation route between the two buildings. (Courtyard 10.6m x 10m: 106 sqm)
- External enhancement to the surrounding perimeter area and enhancement of the boundaries of the site.
- The future use of the building is currently being determined through public consultation and the preparation of the Integrated Urban Study with funding from THRIVE (Town Centre First Enhancement Scheme). It will be a non-residential educational / creative hub. Probable uses include a Centre for Digital Creative Practices with educational spaces and creative studios / exhibition space / music education / teaching spaces / creative hub.

The County Council has considered the EIA Screening Report of 31<sup>st</sup> January 2025 prepared on its behalf by Traynor Environmental, which is based on the criteria set out in Schedule 7 of the Planning

and Development Regulations 2001 as amended, and the information required by Schedule 7A of the said Regulations and, having regard to the following

- (a) the nature and scale of the proposed development
- (b) the location of the site is on land under Zoning Objective MC - 'protect, provide for and-or improve major town centre facilities..
- (c) that the impacts as outlined in the said Report are likely to be low in intensity and complexity and no significant effects are likely to extend beyond the site boundary
- (d) that the cumulative impacts of the proposed development when considered in-combination with existing and/or permitted development can be considered negligible
- (e) the fact that the design of the proposed development has taken account of the ecological sensitivities of the area
- (f) the fact that the proposed development will not result in the production of any significant waste or result in emissions or pollutants
- (g) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- (h) the information referred to in Schedule 7A of the Planning and Development Regulations 2001 (as amended)
- (i) The guidance set out in the EIA Guidance for Consent Authorities regarding Sub-threshold Development issued by the Department of the Environment, Heritage and Local Government (August 2003) and the other Guidelines referred to in EIA Screening Report

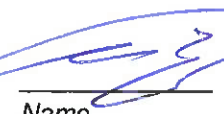
the Council considers that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report for the proposed development is not, therefore, required.

The Council makes this determination based on the information and data supplied by Traynor Environmental.

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

The proposed development at No. 9 Georges Place & Wash House, Kellys Avenue, Dún Laoghaire Co. Dublin is being promoted by the Architects Department. This screening determination has been made by Aidan Blighe, Director of Planning and Economic 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: (recommended by) MIGUEL SARRABIA T/ SENIOR PLANNER  
Name Position / Department

Signatory (Approved Officer):  Director of Planning + Economic Development  
Name Position / Department

Delegation No. 2515

Date: 05/02/25

