



**Environmental Impact Assessment (EIA) Screening Determination under the Planning and Development Regulations 2001-2023(as amended) and European union (Planning and Development) (Environmental Impact Assessment) regulation 2018 (S.I 296/2018) as amended for**

**Residential Development at Mount Saint Mary's, Dundrum Road, Dublin 14**

**Planning Ref: PC/H/02/2025**

Dun Laoghaire-Rathdown County Council is proposing a 2 - 6 storey building and associated infrastructure at Mount Saint Mary's and Saint Josheph's, Dundrum Road, Dublin 14.

The project consists 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.

The total proposed site area is approx. 0.98 hectares.

The County Council has considered the EIA Screening Report of March 2025 prepared on its behalf by AWN Consulting Limited 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. The criteria is broadly set out under the three main headings:

- (1) Characteristics of Proposed Development
- (2) Location of Proposed Development
- (3) Types and Characteristics of Potential Impacts

This information will enable DLRCC to undertake a screening determination in respect of the need for an Environmental Impact Assessment Report (EIAR) for the Proposed Development. The second reason for this report is to document the studies undertaken by the Applicant and the design team, which demonstrate there are no significant effects predicted as a result of the Proposed Development and the application can be determined by DLRCC without an EIAR having been submitted.

There is a mandatory requirement for an EIAR to accompany a planning application for some types of development that meet or exceed the "thresholds" as described in Schedule 5 of the Planning and Development Regulations 2001, as amended. In addition to the mandatory requirement, there is a case-by-case assessment necessary for sub-threshold developments as they may be likely to have significant effects on the environment. If a sub-threshold development is determined to be likely to have significant effect on the environment according to Schedule 7 and 7A of the Regulations, then an EIA Report will be required.



The EIA Screening Report prepared by AWN Consulting Limited concluded that there is no real likely significant environmental effects on the receiving environment for the Proposed Development, therefore a subthreshold EIA is not required. The assessment is documented and covers each aspect of the environment in accordance with Schedule 7 and Schedule 7A, and applicable guidance including Population and Human Health; Biodiversity; Land, Soils, Geology, Hydrogeology and Hydrology; Air Quality, Climate; Noise and Vibration; Landscape and Visual Impact; Cultural Heritage and Archaeology; Traffic and Transportation; Material Assets and Waste.

The Council makes this determination based on the information and data supplied by AWN Consulting Limited which concluded, that having regard to the nature, scale and location of the subject site, there is no likelihood of significant effects on the environment arising from the Proposed Development on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that an Environmental Impact Assessment Report (EIAR) is not required in this instance.

Signature: (recommended by) *N. Lally* *A/Silver Planner*  
Name Position / Department

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

Delegation No. *2617* Delegation date. *10/03/2025*

Date of Signature: *11/03/2025*