

**Environmental Impact Assessment (EIA) Screening Determination
under the Planning and Development Regulations 2001-2023 (as amended) and EIA Directive
2011/92/EU as amended for
The Proposed Development of 37 no. residential units, a community facility, and associated works
(at Lamb Cross, Dublin 18)**

As part of PPP (Public Private Partnership) Social Housing Bundle 5. The PPP programme is a partnership between the Department of Housing Local Government and Heritage (DHLGH), the NDFA and the local authorities involved. Dún Laoghaire-Rathdown County Council is proposing 37 no. residential units, a community facility, and associated works.

The project consists of:

- 37 no. apartment units in a 3 to 5-storey building over undercroft area, including 29 no. one bed units and 8 no. two bed units.
- 1 no. flexible community space of 147m²
- Energy Centre and an external plant area set back at third floor level and at fourth floor level.
- Undercroft area at lower ground level comprising (a) 1 no. ESB substation (b) car and bicycle parking; (c) bin storage; (d) bulk storage area; and (e) supporting mechanical, electrical and water infrastructure.
- Landscaping works including provision of (a) communal open space at first floor level; and (b) public realm area fronting onto Sandyford Road and Hillcrest Road.
- All associated site development works including (a) vehicular access off Hillcrest Road; (b) public lighting; (c) varied site boundary treatment; and (d) temporary construction signage.

The total proposed site area is approx. 0.35 ha.

The County Council has considered the EIA Screening Report of February 2024 (final report July, 2024) prepared on its behalf by HRA Planning 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

- (1) the nature and scale of the proposed development
- (2) the subject site is zoned for “mixed use neighbourhood centre facilities” where the objective is; “to protect, provide for and or improve mixed-use neighbourhood centre facilities”.
- (3) that the construction impacts are anticipated to be insignificant to slight and temporary to short term
- (4) 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
- (5) that the cumulative impacts of the proposed development when considered in combination with existing and/or permitted development can be considered negligible

- (6) the fact that the design of the proposed development has taken account of the ecological sensitivities of the area
- (7) the fact that the proposed development will not result in the production of any significant waste or result in emissions or pollutants
- (8) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- (9) the information referred to in Schedule 7A of the Planning and Development Regulations 2001 (as amended)
- (10) 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 makes this determination based on the information and data supplied by HRA Planning which concludes that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.

| | | |
|--|---|---------------------|
| 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 of 37 no. residential units, a community facility, and associated works at Lamb Cross, Dublin 18 is being promoted by the DLR Housing Department. This screening determination has been recommended made by Ger Ryan, Senior Planner in the Planning and Economic Department and made by Aidan Blighe, Director of Services in the Planning and Economic Development 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)  Senior Planner
 Name Position / Department

Signatory (Approved Officer):  Director of PLANNING
 Name Position / Department

Delegation No. 2515

Date: 29/10/24