

**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
a Housing Development on the Site at
27 Patrick Street, Dún Laoghaire, Co. Dublin
Ref: S179A/H/05/202**

Dun Laoghaire-Rathdown County Council is proposing to construct a Housing Development on the Site at 27 Patrick Street, Dún Laoghaire, Co. Dublin.

The project consists of: construction of 3no. 1-Bed apartments and 1no. 2-Bed Apartment, and all ancillary works.

The County Council has considered the EIA Screening Report of 18th October 2024 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 A - 'to provide residential development and improve residential amenity while protecting the existing residential amenities'
- (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 construction of a Housing Development on the Site at 27 Patrick Street, Dún Laoghaire, Co. Dublin is being promoted by the Housing 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 SARABIS T/SENIOR PLANNER

Name

Position / Department

Director

Signatory (Approved Officer):

[Signature]
Name

Position / Department

PLANNING + ECONOMIC

DEVELOPMENT

Delegation No.

2515

Date:

21/10/24