

# ENVIRONMENTAL IMPACT SCREENING REPORT AS REGARDS PROPOSED DEVELOPMENT AT ALPINE HEIGHTS, CLONDALKIN, DUBLIN 22.

MARCH 2024



## DOCUMENT CONTROL



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<b>Client:</b>	South Dublin County Council.
<b>Prepared by:</b>	Ciarán Byrne, FERS Ltd, Lackabeg, Kildavin, Enniscorthy, Co. Wexford. T: 087-7573121 <a href="mailto:ciaran.byrne@fers.ie">ciaran.byrne@fers.ie</a> OSI License No: EN0064509
<b>Checked internally by:</b>	Pat Moran (Principal Ecologist) <a href="mailto:pat.moran@fers.ie">pat.moran@fers.ie</a>
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# Table of Contents

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1	Introduction .....	1
1.1	Background .....	1
1.2	Structure of this Report .....	1
1.3	FERS Company Background .....	2
2	Overview of EIA screening .....	3
2.1	Legislation .....	3
2.1.1	Mandatory EIA .....	3
2.1.2	Sub-threshold EIA.....	3
2.1.3	Proposed development screened out of the EIA process.....	8
2.2	Other Relevant Guidelines .....	8
3	Site location and Planning Context .....	9
3.1	Site location .....	9
3.2	Planning History .....	11
3.2.1	EIA Portal.....	11
3.2.2	Current planning applications in immediate vicinity of proposed development .....	12
3.3	Overall Planning Context .....	26
3.3.1	South Dublin County Development Plan 2022-2028 .....	26
3.3.2	South Dublin County Council Draft Climate Action Plan 2024-2029 .....	26
3.3.3	South Dublin County Draft Biodiversity Action Plan 2020-2026.....	27
4	Is the proposed development of a type requiring mandatory EIA and the preparation and submission of an EIAR? .....	29
4.1	Development description .....	29
4.1.1	Project background .....	29
4.1.2	Project scope.....	31
4.1.3	Sequence of Works .....	31
4.1.4	Machinery/Equipment to be utilised on site .....	31
4.1.5	Clearance of Work Areas.....	31
4.1.6	Hydrological Assessment/Statement.....	31
4.2	Conclusion regarding requirement for mandatory EIA and the preparation and submission of an EIAR .....	32
5	Requirement of sub-threshold EIAR - assessment of proposed development for significant likely effects – screening of the proposed development.....	33
5.1	Description of the proposed development.....	35

5.1.1	Background .....	35
5.1.2	Project scope.....	39
5.1.3	Sequence of Works .....	39
5.1.4	Machinery/Equipment to be utilised on site .....	39
5.1.5	Clearance of Work Areas.....	39
5.1.6	Hydrological Assessment/Statement.....	39
5.2	Description of the Physical Characteristics of the proposed development.....	40
5.2.1	Characteristics of Demolition phase .....	40
5.2.2	Characteristics of the construction phase .....	40
5.2.3	Main characteristics of the proposed development.....	41
5.3	Cumulative Impacts .....	42
5.4	Location of the proposed development, with particular regard to environmental sensitivities of the geographical area .....	43
5.4.1	Location relative to Natura 2000 sites .....	43
5.4.2	Other sensitive/Designated conservation sites .....	45
5.4.3	Ecological Features .....	46
5.5	Hydrology, Soils and Geology .....	51
5.6	Architecture, Archaeology and Cultural heritage .....	51
6	Description of the Aspects of the Environment together with a Description of any likely Significant Effects.....	53
6.1	Landscape Character.....	53
6.2	Ecological Impacts.....	53
6.3	Water Quality.....	53
6.4	Air Quality .....	53
6.5	Noise and Vibration .....	54
6.6	Architecture, Archaeology and Cultural Heritage.....	54
7	Assessment of Proposed Development for Significant Likely Effects assessed against Schedule 7 and Annex III criteria .....	55
8	Conclusion.....	60
9	References and Bibliography .....	61

## EXECUTIVE SUMMARY

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The proposed housing development at Alpine Heights, Clondalkin, Dublin 22 will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.

The proposed project is not of a nature requiring mandatory EIAR as listed in Parts (1) or (2) of Schedule 5 of the Planning and Development Regulations, 2001 (as amended). The proposed development could be interpreted as a “sub-threshold” development. Schedule 7A of the Planning and Development Regulations, 2001 (as amended) sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment. The proposed project has been examined in terms of the requirement for sub-threshold EIA.

This EIA screening report concludes that the proposed development can be screened out, i.e., the preparation of an EIAR is not required in this instance.

# 1 Introduction

## 1.1 Background

This EIA Screening report provides an assessment of a proposed project at Alpine Heights, Clondalkin, Dublin 22 as regards the criteria for determining whether:

- 1) A mandatory EIA is required, necessitating the preparation of an Environmental Impact Assessment Report (EIAR);
- 2) In the case of mandatory EIA **not** being required, does the proposed development trigger a requirement for subthreshold EIA; or
- 3) The proposed development can be screened out of the process.

This assessment is intended to assist the Competent Authority in the carrying out of its determination as to whether Environmental Impact Assessment (EIA) is required for the proposed development.

This assessment has afforded due regard to the criteria listed in Annex IIA and Annex III of Directive 2014/52/EU. This assessment has also afforded due regard to the document “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment” (2018)<sup>1</sup>.

## 1.2 Structure of this Report

This Report is structured as follows:

- **Section 2** provides an overview of the relevant legislation, guidelines, criteria, and methodology of Screening for Environmental Impact Assessment;
- **Section 3** describes the site location and planning context of the application site including an overview of the planning history and planning policy context of the site;
- **Section 4** examines the proposed development, having regard to requirement for mandatory EIA;
- **Section 5** examines the proposed development having regard to the requirement for sub-threshold EIA;
- **Sections 6 and 7** provide an assessment of the proposed development against relevant criteria, having regard to Schedule 7A; and
- **Section 8** lays out the conclusion of the EIA screening report.

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<sup>1</sup> Prepared by the Department of Housing, Planning and Local Government

### 1.3 FERS Company Background

FERS Ltd has been undertaking ecological surveys and research since the company's formation in 2005 by Dr Patrick Moran and Dr Kevin Black. Dr Moran, the principal ecologist with FERS, holds a 1<sup>st</sup> class honours degree in Environmental Biology (UCD), a Ph.D. in Ecology (UCD), a Diploma in EIA and SEA management (UCD), a M.Sc. in GIS (University of Ulster, Coleraine) and an Advanced Diploma in Planning and Environmental Law (King's Inns). Patrick has in excess of 20 years of experience in carrying out ecological surveys on both an academic and a professional basis. Dr Emma Reeves, a Senior Ecologist with FERS Ltd. holds a 1<sup>st</sup> class honours degree in Botany (UCD), and a Ph.D. in Botany (UCD). Emma has in excess of 15 years of experience in carrying out ecological surveys on both an academic and a professional basis. Ciaran Byrne a Senior Ecologist with FERS holds a first-class honours degree in Environmental Management (DIT) and a M.Sc. in Applied Science/Ecological Assessment (UCC). Ciaran has in excess of 10 years of experience in carrying out ecological surveys on both an academic and a professional basis.

FERS client list includes National Parks and Wildlife Service, An Bord Pleanála, Coillte, Teagasc, numerous County Councils, the Heritage Council, University College Dublin, the Environmental Protection Agency, Inland Waterways Association of Ireland, the Department of Agriculture, and the Office of Public Works.

## 2 Overview of EIA screening

### 2.1 Legislation

Environmental Impact Assessment Screening is the term used to describe the process for determining whether a proposed development is likely to have a significant effect on the environment and if it requires an Environmental Impact Assessment Report (EIAR) by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

Directive 2011/92/EU, as amended by Directive 2014/52/EU details the requirements for the screening of projects for Environmental Impact Assessment (EIA). In this regard, recital (27) of Directive 2014/52/EU states that:

*'...The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment...'*

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#### 2.1.1 Mandatory EIA

As regards the mandatory requirement for EIA, the preparation of an EIA is mandatory for development types indicated in Parts (1) or (2) of Schedule 5 to the Planning and Development Regulations 2001 (as Amended). These are developments considered to be likely to have significant effects on the environment indicates the categories of development and thresholds for activities that require the mandatory EIA and the preparation and submission of an EIAR<sup>2</sup>.

The first question to be addressed must be:

#### **Does the proposed development require mandatory EIA?**

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#### 2.1.2 Sub-threshold EIA

Section 172 (1)(b) of the Planning and Development Act 2000 (as Amended), details that EIAR will be required where a proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) but does not equal or exceed the relevant threshold specified in that part, and it is concluded, determined or decided by the competent body *'...that the proposed development is likely to have a significant effect on the environment...'*

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<sup>2</sup> <https://www.opr.ie/wp-content/uploads/2022/10/Planning-Leaflet-11-Environmental-Assessments-and-Planning-in-Ireland.pdf>



Article 103(3) of the Planning and Development Regulations 2001 (as Amended) indicates the criteria for determining whether a proposed development would or would not be likely to have a significant effect on the environment, has been substituted by article 67 of European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (European EIA Regulations) to read as follows:

*'103. (1) (a) Where a planning application for sub-threshold development is not accompanied by an EIA, the planning authority shall carry out a preliminary examination of, at the least, the nature, size, or location of the development.*

*(b) Where the planning authority concludes, based on such preliminary examination, that—*

*(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,*

*(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or*

*(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—*

*(I) conclude that the development would be likely to have such effects, and*

*(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIA and to comply with the requirements of article 105.*

*(1A) (a) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.*

*(b) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.*

*(1B) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR but is accompanied by the information specified in Schedule 7A and sub-article (1A), or where an applicant submits to the planning authority such information pursuant to a requirement issued under sub-article (1)(b)(ii), the planning authority shall carry out an examination of, at the least, the nature, size, or location of the development for the purposes of a screening determination.*

*(b) The planning authority shall make a screening determination and—*

*(i) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall determine that an EIA is not required, or*

*(ii) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—*

*(I) determine that the development would be likely to have such effects, and*

*(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.*

Schedule 7A of the Planning and Development Regulations, 2001 as amended sets out information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment. A summary of this information is provided in Section 6.

Schedule 7A provides as follows:

*'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 particular 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—*

*(a) the expected residues and emissions and the production of waste, where relevant, and*

*(b) the use of natural resources, in particular soil, land, water and biodiversity.*

4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.'*

Schedule 7, as referenced under Schedule 7(A)(4), sets out the criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to EIA.

1 *Characteristics of proposed development*

*The characteristics of proposed development, in particular—*

- (a) the size and design of the whole of the proposed development,*
- (b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,*
- (c) the nature of any associated demolition works,*
- (d) the use of natural resources, in particular land, soil, water and biodiversity,*
- (e) the production of waste,*
- (f) pollution and nuisances,*
- (g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and*
- (h) the risks to human health (for example, due to water contamination or air pollution).*

2 *Location of proposed development*

*The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—*

- (a) the existing and approved land use,*
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas:*
  - (i) wetlands, riparian areas, river mouths;*
  - (ii) coastal zones and the marine environment;*
  - (iii) mountain and forest areas;*

- (iv) nature reserves and parks;*
- (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;*
- (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;*
- (vii) densely populated areas;*
- (viii) landscapes and sites of historical, cultural or archaeological significance.*

### *3 Types and characteristics of potential impacts*

*The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—*

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*
- (b) the nature of the impact,*
- (c) the transboundary nature of the impact,*
- (d) the intensity and complexity of the impact,*
- (e) the probability of the impact,*
- (f) the expected onset, duration, frequency and reversibility of the impact,*
- (g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and*
- (h) the possibility of effectively reducing the impact.*

If the proposed development is not of a type requiring mandatory EIA, the second question that must be addressed is:

#### **Does the proposed development require sub-threshold EIA?**

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### 2.1.3 Proposed development screened out of the EIA process

A proposed development can only be “screened out” of the EIA process if:

- 1) The development is not of a type requiring mandatory EIA, and
- 2) The development does not require sub-threshold EIA.

## 2.2 Other Relevant Guidelines

This Screening Report has been prepared having regard to the following guidance documents:

- Environmental Impact Assessment - Guidelines for Planning Authorities and An Bord Pleanála (August 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022.
- European Commission guidance documents on the implementation of the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU), as follows:
  - Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
  - Environmental Impact Assessment of Projects: Guidance on Scoping, European Commission, 2017 (not considered relevant at Screening Stage).
  - Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 (not considered relevant at Screening Stage).

### 3 Site location and Planning Context

#### 3.1 Site location

The proposed development is located at Alpine Heights, Clondalkin, Dublin 22. The approximate location of the proposed development is illustrated in Figure 1, Figure 2 and Figure 3.

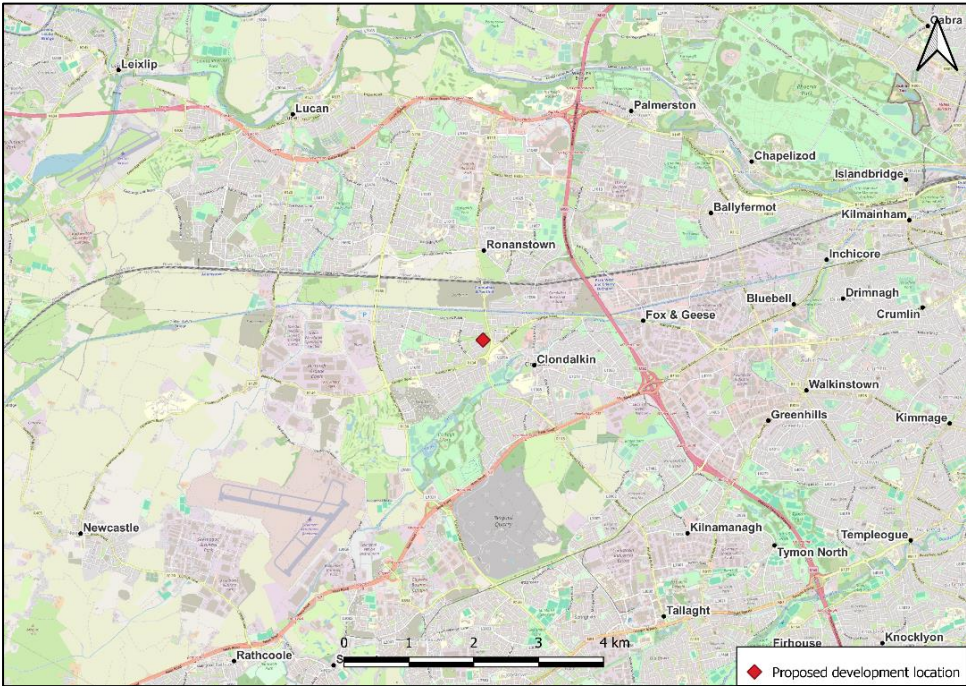


Figure 1: Approximate location of proposed development (1:50,000).

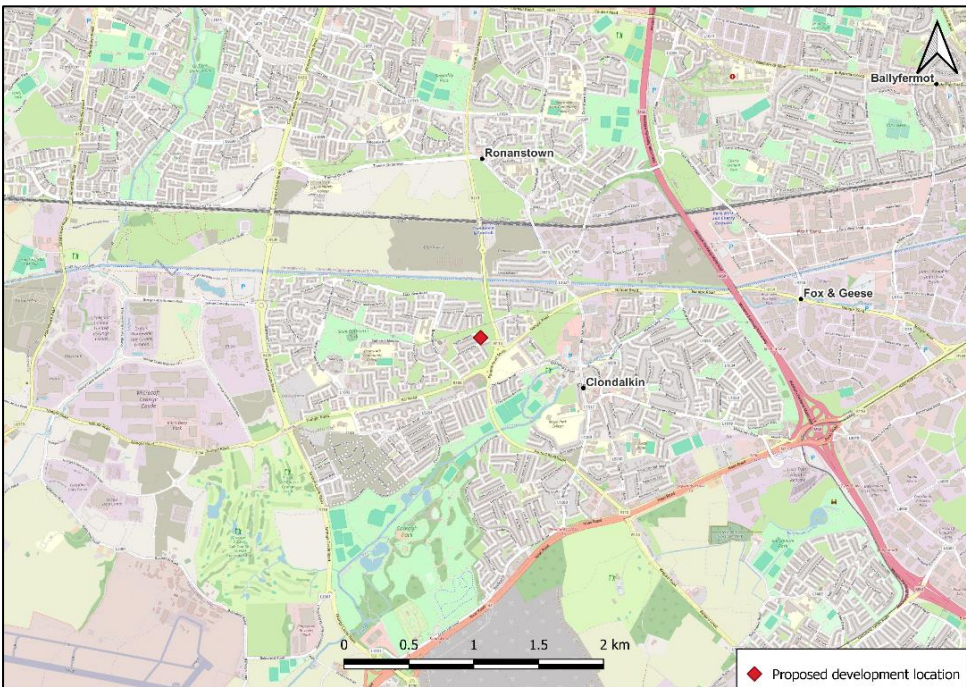


Figure 2: Approximate location of proposed development (1:25,000).



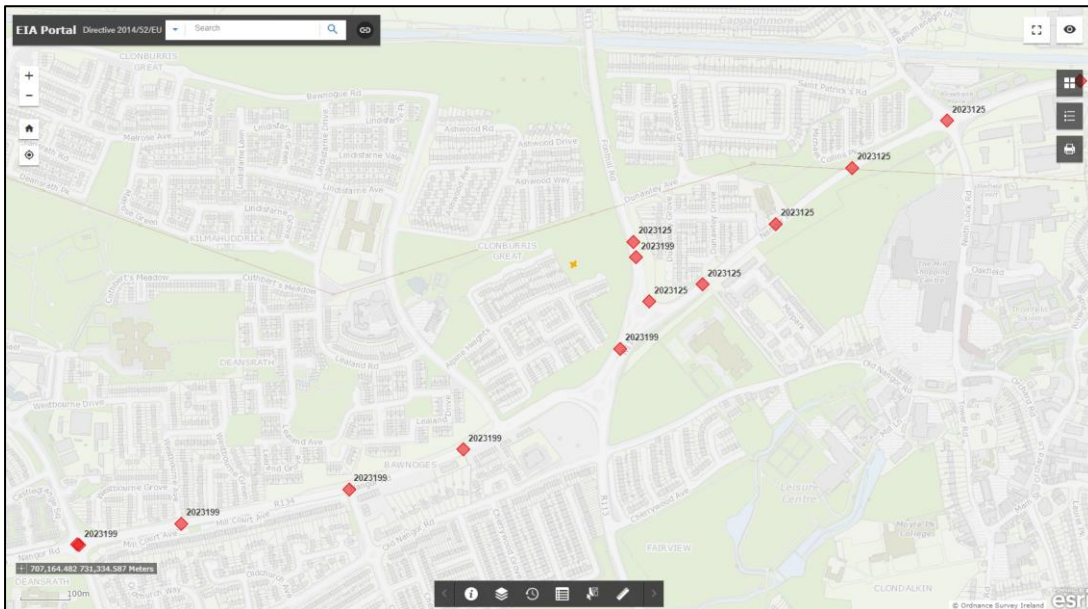
Figure 3: Proposed development location relative to surrounding habitats (1:600).

## 3.2 Planning History

A synopsis of the planning history of the site is presented in the following paragraphs.

### 3.2.1 EIA Portal

A search of projects requiring assessment under the European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the ‘EIA Directive’) as amended by Directive 2014/52/EU was carried out on the Department of Housing, Local Government and Heritage’s EIA Portal<sup>3</sup>. A number of Gas Networks Ireland developments subject to assessment under the EIA Directive proximate to the proposed development were identified (See Figure 4 and Table 1 below).



**Figure 4:** Projects requiring assessment under the EIA Directive in the vicinity of the proposed development.

**Table 1:** Projects requiring assessment under the EIA Directive in the vicinity of the proposed development.

PORTAL ID	APPLICANT NAME	DESCRIPTION
2023199	Gas Networks Ireland	2 pipelines. 1 travels west along R134 from intersection of R134/R136, terminating at Microsoft facility on R134. 2 travels west from R113 just north of intersection of Cherrywood Villas/Old Nangor Road to same facility on R134.
2023196	Gas Networks Ireland	The proposed development is a linear route running west from the intersection of R134 and R136 along the R134, turning southwest at the R120 and terminating at the Bulmer facility on that road.
2023125	Gas Networks Ireland	The proposed development is a liner route located in New Nangor Road (R134) and Fonthill Road South (R113) in the townlands of Clonburris Great, Clondalkin and Ballymanaggin in Dublin 22.

<sup>3</sup> Available from:

<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Accessed February 2024



### 3.2.2 Current planning applications in immediate vicinity of proposed development

A search was undertaken of planning applications in the immediate vicinity of the proposed development. Relevant projects were identified following consultation with the National Planning Application Map Viewer<sup>4</sup> and are outlined below.

Projects identified were within a 5-year period preceding the date of completion of this report as planning permission typically has a five-year lifetime. Withdrawn and refused applications (including refusals on appeal), were excluded. Projects meeting criteria are listed in Table 2 and locations illustrated in Figure 5 below.

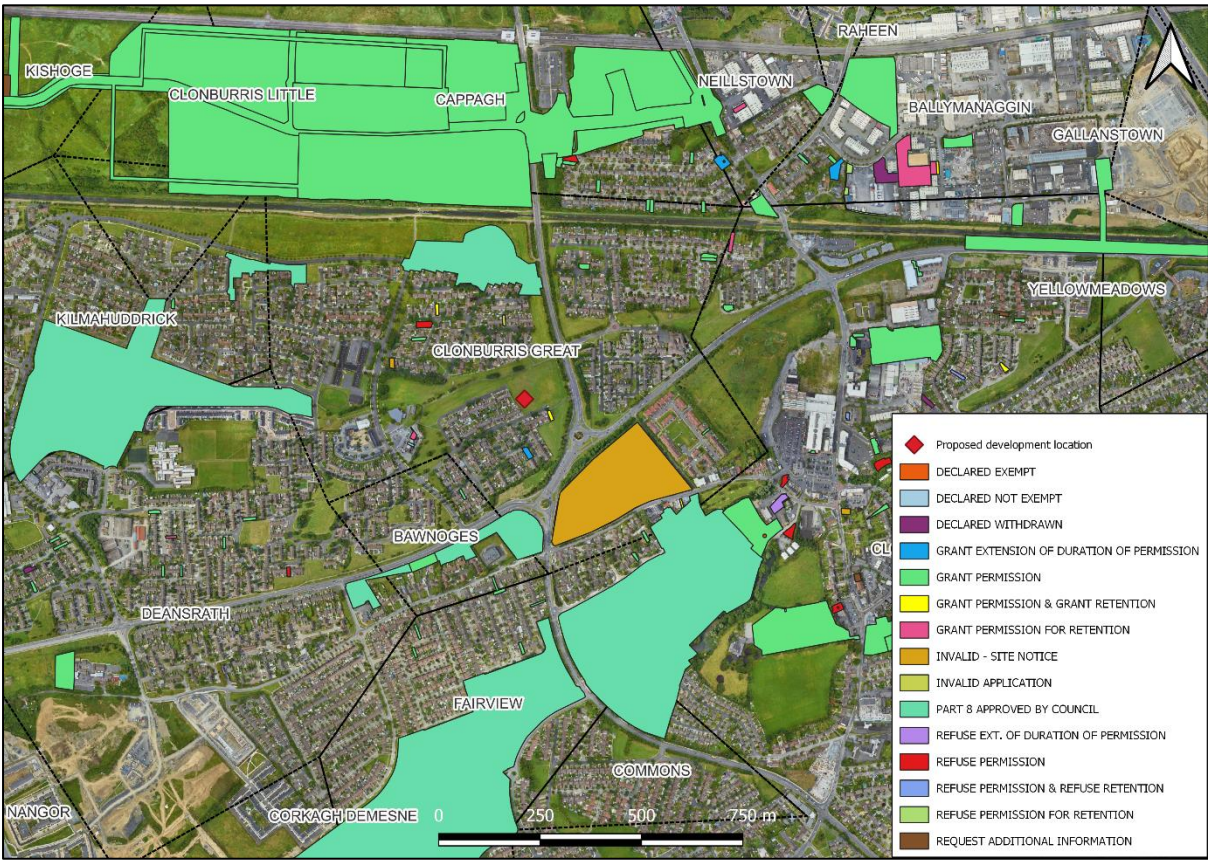


Figure 5: Post 2019 planning applications within the vicinity of the proposed development (1:10,000).

4 Available from: <https://myplan.ie/national-planning-application-map-viewer/> Accessed February 2024

**Table 2:** Post 2019 planning applications within the vicinity of the proposed development.

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD19B/0039	Retention for conversion of shed to rear to one bedroom facility with bathroom; Permission to link via single storey extension to main house and all associated site works.	45, Riversdale Road, Clondalkin, Dublin 22	Permission and Retention	REFUSE PERMISSION & REFUSE RETENTION	12/02/2019
SD18B/0475	Single storey extension to front and rear; conversion of garage to habitable room and a first floor extension on the side.	86, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	20/02/2019
SD19A/0087	Sub-division of house for the construction of a two storey detached house; connection to foul sewer and surface water; vehicular entrance and all associated site works.	2 Ashwood Avenue, Clondalkin, Dublin 22.	Permission	INVALID APPLICATION	15/03/2019
SD19A/0100	Change of use for part of existing retail unit to Off-Licence sales area.	Unit 1, Elmfield Court, Ninth Lock Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	25/03/2019
SD19A/0108	Retention of 12 metre high rooftop telecommunications structure, antennas, dishes and associate equipment and cabinets.	Bawnogue Shopping Centre, Bawnogue Road, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	28/03/2019
SD18B/0484	Building to side garden, comprising of games room, utility and sensory room for family use and all associated site works.	Sally Park Cottage, Mill Lane, Nangor Road, Clondalkin, Dublin 22.	Permission	REFUSE PERMISSION	04/04/2019
ED19/0012	Water retention tank and balancing system located at the south-east corner of the site.	6, Station Road, Ballymanaggin, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	03/05/2019
SD19B/0207	First floor extension to side over converted garage, with projecting bay window to rear; ground floor extension to front incorporating porch and extended living and play rooms; attic conversion to utility/storage incorporating 'Velux' type rooflights to	29, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	23/05/2019
SD19A/0184	(a) Removal of the existing glazed entrance doors to the front elevation; (b) removal of the existing glazed internal lobby and doors; (c) installation of new glazed entrance to the front elevation complete with automatic sliding doors and dual swing doo	The Mill Centre, Ninth Lock Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	07/06/2019
SD19B/0236	Conversion of existing attic space comprising of modification of existing roof structure; new access stairs and construction of flat roof dormer to the rear.	11, Cherrywood Villas, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	10/06/2019
SD19A/0126	Sub-division of site for the construction of a two storey detached house; connection to foul sewer and surface water; vehicular entrance and all associated site works.	2, Ashwood Avenue, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	21/06/2019
SD198/0007	Social Housing development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22 consisting of: 15 3-	New Nangor Road/Fonthill Road South, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	11/07/2019
SD19A/0023	370sq.m side & rear extension & new entrance.	Unit 18/1, Clondalkin Industrial Estate, Dublin 22	Permission	GRANT PERMISSION	22/07/2019
SD19B/0091	Construction of a single storey extension to side of dwelling with internal modification and associated site works.	10, Ashwood Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	29/07/2019
SD19A/0255	Retention of: (i) change of use of part of ground floor warehouse area to reception area, canteen and wc's; (ii) curtain glazing and door at ground floor and windows at first floor level and double height glazed entrance lobby. Permission for: (i) ground	Unit 3-4, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	12/08/2019

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD19A/0176	Change of use of existing ground floor retail unit to café/restaurant with new signage and new projecting lighting to the front and side elevations with all associated site works.	7, Castle Crescent, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	15/08/2019
SD19B/0327	Demolition of the existing conservatory to rear of the property to be replaced by the construction of a single storey flat roof extension and all associated site works.	54 Laurel Park, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	19/08/2019
SD19B/0344	Single storey extension to existing garage; new works allowing for utility and storage/playroom space and all associated site works.	Sally Park Cottage, Mill Lane, Nangor Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	29/08/2019
SD19A/0279	Construction of a new three storey townhouse adjacent to existing cottage; connection to mains services and all ancillary site works.	Brookfield Cottage, Orchard Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	03/09/2019
SD19B/0370	Two storey extension to rear of existing house.	15, Castlegrange Lawns, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	18/09/2019
SD19A/0305	Part off-license use in the ground floor retail unit.	Unit 2, Elmsfield Court, Ninth Lock Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	27/09/2019
SD19A/0313	2 bed bungalow and connection to public services plus associated works.	74, Cherrywood Avenue, Dublin 22	Permission	INVALID APPLICATION	04/10/2019
SD19A/0326	2-bed bungalow and connection to public services plus associated works.	74, Cherrywood Avenue, Dublin 22	Permission	REFUSE PERMISSION	17/10/2019
SD19A/0356	Change of use from haulage yard to filling station open to the public; additional diesel pumps; palisade fencing; illuminated and non-illuminated signage; all associated site and development works.	12, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Retention	DECLARED WITHDRAWN	11/11/2019
SD19A/0376	Sub-division of existing site for the construction of a two storey detached house; connection to foul sewer and surface water; shared use of existing vehicular entrance and driveway and all associated site works.	2, Ashwood Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	03/12/2019
SD19A/0225	Change of use of the first floor from offices in No. 43 and restaurant in No. 44 to 3 two bedroom apartments and 1 one bedroom apartment and an interconnecting doorway between the two existing ground floor shop at No. 43 and the takeaway food shop at No.	43 & 44, Tower Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	10/12/2019
SD19A/0378	Retention for conversion of retail premises to first floor two bedroom apartment and ground floor one bedroom apartment.	Millstone House, Old Nangor Road, Clondalkin, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	13/12/2019
SD19A/0395	Retention of replacement single storey pitched roof office building (183.7sq.m) and associated site works; the original flat roofed office building comprised 132sq.m; totem sign 1.37m wide x 5m high.	3, Crag Avenue, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	18/12/2019
SD20B/0010	Retention of a single storey extension to rear and existing storey garage to front side and rear; erect a first floor extension to front side and rear above existing garage and all ancillary site works.	14, Ashwood Close, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	21/01/2020
SD20A/0015	Demolition of the existing dwelling known as 'San Guida' (225sq.m), ancillary garage (25sq.m), outbuilding (31sq.m) and garden walls; construction of a part 3 to part 4 storey apartment development (1,837sq.m) comprising 21 units (6 one bedroom and 15 tw	San Guida, New Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	24/01/2020

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD20A/0019	Single storey extension at second floor level to the east (front) and south (side) elevations of the existing nursing home (under construction) consisting of additional staff facilities.	Lexington House, Junction Of Monastery Road, Monastery Park, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	28/01/2020
SD20A/0062	Revision of previously approved planning SD09A/0313 including increase the number of children attending the playschool to 16 (maximum) in any one session; change opening hours to 9am - 12pm (morning session) and 12:30pm - 3:30pm (afternoon session), Mond	58, Cappaghmore, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	04/03/2020
SD20B/0105	Conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window and Dutch hip and new access stairs and flat roof dormer to the rear.	12, Castlegrange Lawns, Dublin 22	Permission	GRANT PERMISSION	24/03/2020
SD20B/0110	Demolition of existing ground floor side porch & wc; construction of ground floor side extension with pitched roof over with 3 'Velux' roof lights over.	31, Riversdale Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	26/03/2020
SD20B/0002	Two storey extension to the rear of existing dwelling to include roof lights and all ancillary site works.	4, Station Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	01/04/2020
SD19B/0360	Two storey extension to side of existing dwelling incorporating garage & utility at ground floor and ensuite, walk in wardrobe to first floor; pitched roof to match existing; alterations to existing vehicular entrance including new brick pillar and rend	139, Alpine Heights, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	19/05/2020
SD20B/0179	Conversion of existing attic space comprising of modification of existing roof structure, new access stairs from first floor and flat roof dormer to the rear.	4, Westbourne Grove, Dublin 22	Permission	GRANT PERMISSION	02/06/2020
SD20B/0165	Conversion of the attic space to a bedroom and ensuite. This will involve the construction of a dormered extension with two windows to the rear section of the existing roof.	132, Millpark, Old Nangor Road, Clondalkin, Dublin, 22	Permission	GRANT PERMISSION	04/06/2020
SD20B/0191	Proposed ground floor only porch to the front of the existing house and replacing the garage door with a new window, converting the existing garage into habitable space with new roof design. Demolishing of existing ground floor extension to the rear of t	9, Castle Avenue, Dublin 22	Permission	GRANT PERMISSION	17/06/2020
SD20B/0202	Conversion of existing attic space comprising of modification of existing roof structure; new access stairs from first floor and flat roof dormer to the rear.	126, Cherrywood Grove, Dublin 22	Permission	GRANT PERMISSION	23/06/2020
ED20/0021	Replace front windows and door with new hardwood ones. The windows will have a bi-fold opening.	Unit 3, Monastery Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	01/07/2020
SD20A/0164	Internal separation of house and associated granny flat to provide for 2 permanent houses.	58A & 58B, Cappaghmore, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	08/07/2020
SD20A/0195	Conversion of a retail premises to (a) first floor one bedroom apartment and (b) ground floor one bedroom apartment.	Old Nangor Road, Clondalkin, Dublin 22	Retention	INVALID APPLICATION	31/07/2020
SD20A/0197	Replacement of 1 existing sign on the front elevation with individually mounted internally illuminated letters (sign A: 1855mm x 7250mm), the provision of a new signage panel (sign B: 1200mm x 6355mm); and the provision of a new fascia sign (sign C: 370m	Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	06/08/2020
SD20B/0291	Single storey extension to the front of the existing two storey dwelling house along with associated elevational alterations, site works and landscaping.	51, Cherrywood Drive, Dublin 22	Permission	GRANT PERMISSION	12/08/2020

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD208/0008	Social Housing Development comprising two and three storey housing and duplex apartment units (28 units in total) on a site located off Melrose Avenue, Lindsfarne Lawns & Lindsfarne Green, adjacent to Bawnogue Road, Dublin 22. The proposed development	Bawnogue Road, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	27/08/2020
ED20/0035	Proposed attic conversion to non habitable storage with 'Velux' windows to rear of roof.	114, Rathgeal, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	01/09/2020
SD20A/0022	New vehicle entrance in south boundary to provide access to Old Nangor Road; new security gates; new internal road to access new entrance and all ancillary works.	Old Nangor Road, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	01/09/2020
SD20B/0350	First floor extension to front elevation and ground floor extension to rear elevation and all associated site works.	2, Castle Park, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	21/09/2020
SD20B/0392	Single storey front porch and ancillary site works.	89, Cherrywood Avenue, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	16/10/2020
SD20A/0268	Construction of a new semi-detached house to the side of the existing property with a new single storey extension to the rear of the existing property including modifications to the existing elevations; installation of rooflights and associated landscape	25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22	Permission	DECLARED WITHDRAWN	22/10/2020
ED20/0044	Omission of basement under part of Block A of approved development Reg Ref SD18A/0271.	Sallypark Development, Mill Lane, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	22/10/2020
SD19A/0332	Installation of an above ground water retention tank (13.1m x 8.1m x 2.85m high); underground water retention tank (8.3m x 3.70m x 5m deep) and balancing system, located at the south-east corner of the site including the diversion of surface water drains	Station Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	06/11/2020
SD20B/0420	Single storey extension at side.	53, Oakwood Grove, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	06/11/2020
SD20B/0435	Single storey extension to side of existing house to provide ancillary family accommodation and a new porch to existing house.	5, Castlegrange Close, Clondalkin, Dublin 22	Permission	DECLARED WITHDRAWN	16/11/2020
SD20B/0436	Two storey extension to the rear of existing dwelling, to include rooflights and all ancillary site works.	4, Station Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	16/11/2020
SD20A/0242	The provision of alternate entrance and access arrangements from Crag Avenue to serve the permitted data storage centre, energy centre and substation development permitted under Reg. Ref. SD18A/0068, as amended by Reg. Ref. SD19A/0185 including the provi	3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 12	Permission	GRANT PERMISSION	01/12/2020
SD20B/0483	Conversion of attic space with raised roof to rear consisting of 2 first floor bedrooms and bathroom and 2 roof lights to front roof plane.	69, Cherrywood Grove, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	08/12/2020
SD15A/0369/EP	Two storey two bedroom house attached to the side of the existing house, connections to all services and ancillary site development works. Other works include: (1) form new pedestrian entrance within existing boundary wall, (2) demolition of existing sin	98, Alpine Heights, Clondlakin, Dublin 22	Extension Of Duration Of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	11/12/2020
SD20B/0499	Attic conversion to a non-habitable storage space with roof windows to the north west roof to front with ancillary works.	114, Rath Geal, Westbourne Rise, Dublin 22	Permission	GRANT PERMISSION	14/12/2020

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD20A/0335	Removal of two existing prefabricated classrooms and construction of a four classroom, two storey extension to the west of the existing school buildings, together with connections to services and all associated site works.	Moyle Park College, Convent Road, Clondalkin, Dublin 22, D22 V072	Permission	GRANT PERMISSION	14/12/2020
SD20B/0506	Conversion of existing attic space comprising of modification of existing roof structure; new access stairs and flat dormer to the rear.	20, Westbourne Lawn, Dublin 22	Permission	GRANT PERMISSION	16/12/2020
SD20B/0223	Construct a two storey extension to the front, side and rear of existing two storey semi-detached house.	36, Westbourne Close, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	21/12/2020
SD21A/0001	Retention of 2 6.0m high and 1 7.0m high flagpole at the south east corner of the site adjacent to the intersection of Monastery Road & Monastery Park.	Lexington House Nursing Home, junction of Monastery Road & Monastery Park, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	06/01/2021
SD20A/0227	Retention for conversion of retail premises to (a) first floor 1 bedroom apartment and (b) ground floor 1 bedroom apartment.	Millstone House, Old Nangor Road, Clondalkin, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	12/01/2021
SD20A/0234	Demolition of existing two storey and single storey enterprise and retail buildings on site including a car repair and maintenance garage, hair and beauty salon, grocery store, pet store and sports facility; 2 first floor level apartments; construction o	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	14/01/2021
SD21B/0026	Parking area to the front with dropped kerb for access; new folding wrought iron gates in keeping with the existing.	8 Leinster Terrace, Nangor Road, Dublin 22.	Permission	REFUSE PERMISSION	22/01/2021
SD21B/0049	Single storey front, side and rear extension to include bringing front entrance forward into the new extension, namely porch area, relocation of service meters onto side wall of front extension	21, Lealand Grove, Dublin 22	Permission	REFUSE PERMISSION	04/02/2021
SD16A/0278/EP	Amendments to previous grant of permission SD14A/0157. Change of use of part first floor plan to create 2 additional bedrooms, alterations and refurbishment of existing nursing home and all associated site works.	94-95, Cappaghmore, Clondalkin, Dublin 22.	Extension Of Duration Of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	09/02/2021
SD21A/0060	Footpath within the western and southern boundaries of the site; erection of a new palisade fencing of 2.4m in height along the southern and western site boundary and a new pedestrian access gate from the north end of the site boundaries at Crag Avenue;	12, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	12/03/2021
SD20B/0444	Single storey extension to rear of existing dwelling; relocate existing pedestrian gate to new position as shown on plans; gate was granted permission under Ref. SD16B/0092; all ancillary site works.	20, Castlegrange Road, Dublin 22	Permission	GRANT PERMISSION	25/03/2021
SD20B/0361	Single storey front, rear and side extension comprising of two bedrooms, 1 en-suite and 1 bathroom; attic converted for storage and roof windows to rear and side of roof; extend wall along site boundary and relocate wall 1.8m high that divides front and	74, Cherrywood Avenue, Dublin 22	Permission	GRANT PERMISSION	26/03/2021
ED21/0028	Former nursing home comprised of two dwellings converted to a homeless hub for families.	94/95, Cappaghmore, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	08/04/2021
SD21A/0092	Change of use from ground floor retail unit and store to a day centre.	Unit 1A, Orchard Lodge, Orchard Lane, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	15/04/2021

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD21B/0246	Construction of new first floor extension to the side of existing dwelling comprising of bedroom and en-suite and single storey extension to the rear comprising of kitchen.	2 Westbourne Park, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	27/04/2021
ED21/0037	Coffee shop and refrigerated items for sale (cakes & scones etc).	Unit 5A, Monastery Shopping Centre, Clondalkin Village, Dublin 22	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	06/05/2021
SD21A/0122	Erection of a marquee type structure with a floor area of 618sq.m as an extension to the side and rear of existing warehouse buildings.	Elmfield, 9th Lock Road, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	19/05/2021
SD21B/0316	Single storey side and rear extension with pitched roof over; relocation of service meters onto small service wall to front of extension.	21, Lealand Grove, Dublin 22	Permission	GRANT PERMISSION	27/05/2021
SD21B/0332	New rear dormer window and retention of an existing ground floor side extension.	13, Ashwood Way, Clondalkin, Dublin 22	Permission and Retention	INVALID APPLICATION	03/06/2021
ED21/0045	Erection of a retractable, material awning/canopy at the shopfront/side of the building. Shopfront awning will measure 9m x 2m. Side awning will measure 8.5m x 2m.	7, Castle Crescent, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	08/06/2021
ED21/0018	Change of use of first floor from office space and restaurant space to 3 no. two bedroom apartments and 1 no. one bedroom apartment.	43 & 44, Tower Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	08/06/2021
SDZ20A/0021	10 year permission for roads and drainage infrastructure works as approved under the Clonburris Strategic Development Zone Planning Scheme (2019) to form part of the public roads and drainage networks providing access and services for the future developm	In the townlands of Adamstown, Grange, Kishoge, Clonburris Litte & Cappagh, Co. Dublin	SDZ Application	GRANT PERMISSION	22/06/2021
SD21B/0365	Conversion of attic to storage including changing existing hipped end roof to a gable end roof; dormer window to the rear and a window to the new side gable wall, all at roof level.	14, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	02/09/2021
ED21/0060	Additional door application	Unit 3, Elmfield Court, Ninth Lock Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	10/09/2021
SD21B/0357	Construction of new second floor extension to the side of existing dwelling comprising of 2 bedrooms and bathroom and single storey extension to the rear comprising of family room, kitchen and dining room.	14, Orchard Road, Dublin 22	Permission	GRANT PERMISSION	15/09/2021
SD21B/0491	Attic conversion to incorporate a storeroom with full dormer window to rear of existing dwelling; all ancillary site works.	25, Alpine Heights, Dublin 22	Permission	GRANT PERMISSION	15/09/2021
SD21A/0260	Extend the life of SD16A/0012 for ten years - planning permission was granted on site for a detached single storey building of 355sq.m to be used as youth and family support centre including counselling rooms, training rooms, offices, kitchen, toilet fa	New Nangor Road, Clondalkin, Dublin 22, D22EP20	Permission	GRANT PERMISSION	21/09/2021
SDZ21A/0006	Wastewater pumping station comprising of (a) below ground 24-hour emergency storage tank; (b) below ground inlet, wet well, flow meter and valve chambers; (c) control and welfare building with green roof and 2 odour control units; (d) boundary wall, fenc	Lands to the east of Fonthill Road (R113) and west of Cappaghmore, Cappagh, Clondalkin, Co. Dublin	SDZ Application	GRANT PERMISSION	11/10/2021
SD21A/0280	New office space at first floor level (66.sq.m); minor alterations on the road frontage elevation (southeast) to include additional windows for new offices; all works proposed are ancillary to the use of the existing building and business.	Unit 10-13, Block 1, Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	14/10/2021

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD21A/0282	Retention permission sought for 4 external signs at HSE Primary Healthcare Centre; sign 1 located on right hand side of main entrance pillar from Ninth Lock Road (0.348sq.m); sign 2 located at the left hand side of south-west facade at under-croft archway	HSE Primary Care Centre, Steeple House, Thornfield Square, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	19/10/2021
ED21/0068	Change of use of rooms; increase number of children catered for. Increase is approved by Tulsa.	64 Laurel Park, Clondalkin, Dublin 22.	Declaration of Exemption Section 5	DECLARED EXEMPT	20/10/2021
SD21A/0236	Amalgamation of units F2 and F3 (with connecting doors at ground and first floor levels) and its use for warehouse and distribution with ancillary trade counter and showroom at ground and first floor levels; Retention of offices at second floor level	Units F2 & F3, Weatherwell Business Park, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	27/10/2021
SD21A/0185	Full demolition of existing two storey 463sq.m building to make way for future development, subject to future separate planning application.	Unit 19, Crag Avenue, Clondalkin Industrial Estate, Dublin 22	Permission	GRANT PERMISSION	02/11/2021
SD218/0011	Enhancements and upgrades consisting of: Provision of wayfinding and signage installations; Enhancement of the primary and secondary routes; Construction of a new "hub zone" to include a Café building with 10 no. public toilets, kitchen, storage,	Corkagh Park, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	20/12/2021
SD21A/0353	Retention permission for the existing telecommunications compound, including enclosure and ground mounted equipment; Permission for the replacement of a 25m high lattice tower with a new monopole carrying antennae, dishes and associated equipment with gr	ESB Clondalkin 38kV Substation, Ninth Lock Road, Clondalkin, Dublin 22.	Permission and Retention	REFUSE PERMISSION & REFUSE RETENTION	21/12/2021
SD21A/0132	Retention of 2 apartments previously used as a two storey retail premises comprising a 1 one bedroom apartment at ground floor level and 1 two bedroom apartment at first floor level; Permission for internal amendments and minor elevational alterations at	Millstone House, Old Nangor Road, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	10/01/2022
SD21A/0121	Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006; the 2 houses will complete this partially finished	Sites at 4 & 5, Station Grove, Station Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	11/01/2022
SD21A/0149	Change of use from haulage yard to filling station open to the public; additional diesel pumps; palisade fencing; illuminated and non-illuminated signage; all associated site and development works.	David Nestor Freight Services, Crag Avenue Business Park, Clondalkin, Dublin 22.	Retention	GRANT PERMISSION FOR RETENTION	19/01/2022
SD22A/0038	Alterations to the elevations relating to planning number SD18A/0271 and as amended by further information received on the 19th December 2018.	Sandymills, Sandy Mill Lane, Old Nangor Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	08/02/2022
SD21B/0599	Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom.	12, Riversdale Crescent, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	23/02/2022
SD22B/0085	Attic conversion with projecting dormer window to rear of house, new bedroom and storage facility and all associated works.	88, Cherrywood Grove, Dublin 22	Permission	GRANT PERMISSION	24/02/2022
SD22A/0073	Retention permission for 'Click and Collect' signage in existing Tesco car park ; permission for construction of a sheltered canopy (c35sq.m) in the existing car park for the purpose of providing 2 dedicated 'Click and Collect' spaces for existing Tesco	Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22	Permission and Retention	INVALID APPLICATION	08/03/2022



PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD228/0001	118 residential units made up of houses, duplexes, triplexes, an apartment building, landscape works, total site area approx. 2.5 ha (net).  The works comprise:  11 Three-bed houses  11 Four-bed houses  25 Duplex Units comprising 2 units each (i.e. 5	Bawnogue Road/Ashwood Drive, Clonburris, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	31/03/2022
SD22A/0033	Retention permission and continuation of use of a former double height warehouse within their building as 426.6sq.m of office use, over two floors as well as all associated and ancillary elevation changes.	Unit 3-4, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	06/04/2022
SD22A/0120	Retention for Click and Collect signage in the existing Tesco car park; construction of a sheltered canopy (c. 35sq.m) in the existing car park for the purpose of providing 2 dedicated Click and Collect spaces for the existing Tesco store and all associa	Tesco, Clondalkin Shopping Centre, Convent Road, Clondalkin, Dublin 22	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	22/04/2022
SD22A/0142	Retention of existing self-service laundromat facility.	Circle K Ninth Lock Service Station, 22, Ninth Lock Road, Dublin 22, D22 E6R2	Retention	GRANT PERMISSION FOR RETENTION	16/05/2022
SD21A/0360	Car wash & car wash plant room with water recycling system; re-location of the main ID sign and all associated structures, drainage and site development works.	2, Ninth Lock Road, Dublin 22	Permission	GRANT PERMISSION	23/05/2022
SD16A/0450/EP	A social housing development comprising of 10 one bed units in a three storey apartment building, associated car parking and bicycle parking, bin store, new vehicular access onto Old Nangor Road, new pedestrian access to replace existing vehicular entran	Lands at Old Nangor Road, Clondalkin, Dublin 22.	Extension Of Duration Of Permission	REFUSE EXT. OF DURATION OF PERMISSION	24/05/2022
SD21B/0643	5.5sq.m single storey porch extension to front elevation and all associated site and development works.	18, Westbourne Grove, Dublin 22	Permission	GRANT PERMISSION	01/06/2022
SD22B/0278	Planning Permission for (1) Construction of a two storey pitched roof side extension to the existing dwelling  (2) Construction of a single storey flat roof rear extension to the existing dwelling and extending for the width  of the two storey extension.	53, Michael Collins Park, Dublin 22	Permission	GRANT PERMISSION	17/06/2022
SD22A/0004	Internal separation of the house and associated granny flat to provide for 2 permanent houses and extension of rear garden.  Part of the development site is located within the Clonburris Strategic Development Zone.	58a and 58b, Cappaghmore, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	22/06/2022
SD221A/0022	The construction of 569 dwellings, a creche, innovation hub and open space in the Clonburris South West Development Area of the Clonburris SDZ Planning Scheme 2019 as follows: 173 houses comprising 8 two bedroom houses, 153 three bedroom houses and 12 fo	Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin	SDZ Application - Clonburris	GRANT PERMISSION	29/06/2022

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD17A/0186/EP	4 2-storey, 3 bedroom houses including parking and related infrastructural works, alterations and widening of existing vehicular access gateway at the front of the site onto Crag Avenue within the curtilage of the Protected Structures at No's 6 & 7 Bally	Crag Avenue, Clondalkin, Dublin 22	Extension Of Duration Of Permission	GRANT EXTENSION OF DURATION OF PERMISSION	13/07/2022
SD22B/0331	Retention of single storey 11.5sq.m extension to rear; Retention of 25.5 sq.m attic conversion for use as store room.	58, Laurel Park, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	19/07/2022
SD22A/0328	Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consist of	Colaiste Chillian, Old Nangor Road, Clondalkin, Dublin 22	Permission	INVALID - SITE NOTICE	09/08/2022
SD22B/0370	The demolition of the existing first floor rear extension including the raised ridge line and first floor window.  The construction and reinstatement of a pitched roof to the rear with original ridge height to match existing ridge heights on Cherrywood	69, Cherrywood Grove, Dublin 22	Permission	GRANT PERMISSION	18/08/2022
SD22B/0288	The development will consist of the demolition of the existing rear extension. To construct a two bedroom granny flat at rear and a single storey side and rear extensions. A new side vehicular entrance and dishing at Castle Park	1, Castle Drive, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	24/08/2022
SD22A/0021	Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing dished area of outside footpath; and	2, Melrose Avenue, Dublin 22	Permission	GRANT PERMISSION	20/09/2022
SD228/0010	Proposed Upgrade of St. Cuthbert's Park, in the Townlands of Kilmahuddrick and Deansrath, Dublin 22.  The development will consist of:  • Proposed hard-surfaced primary walking/ cycling route with public lighting; traversing east-west, through the	St Cuthbert's Park, Clondalkin, Dublin 22	Application Under Part 8	PART 8 APPROVED BY COUNCIL	23/09/2022
SD22A/0409	Retention of erection of new electronic of 8 x 5.5ft sign which replaces existing 9 x 6ft wooden sign inside the boundary wall on Orchard Road side of the site, in the curtilage of Áras Chríáin (Protected Structure).	Aras Chronain, Botha an Ulloird, Cluain Docain, Baile Atha Cliath 22.	Retention	GRANT PERMISSION FOR RETENTION	28/10/2022
SD22A/0107	Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and access	6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	23/11/2022

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD22A/0443	Construction of new semi-detached house to the side of the existing property, with a new single storey extension to the rear of the existing property including modifications to the existing elevations and associated landscape and site works.	25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22	Permission	DECLARED WITHDRAWN	23/11/2022
SD23B/0014	Retention of 2 single storey extensions at either side of house. Proposed single storey extension at rear.	St Annes, Monastery Road, Clondalkin	Permission and Retention	GRANT PERMISSION & GRANT RETENTION	18/01/2023
SD23B/0043	Ground floor front porch with pitched roof over ground floor side and rear extension with pitched roofs over with 2 No Lights over rear extension	46, Cherrywood Drive, Dublin 22	Permission	GRANT PERMISSION	07/02/2023
SD23B/0049	New Ground Floor Extension to front with new metal clad canopy over existing porch and new extension with internal modifications and associated site works	2, St. Patricks Park, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	14/02/2023
SD23B/0050	New dormer type window extension to side elevation for existing bedroom, new metal clad canopy over existing bay window and entrance door to replace existing tiled canopy, with internal modifications and associated site works.	2A, St. Patricks Park, Clondalkin, Dublin22	Permission	GRANT PERMISSION	14/02/2023
ED23/0004	Erection of gate pillars in front garden of building in excess of 1.2 mt high	94/95, Cappaghmore, Clondalkin, Dublin 22	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	22/02/2023
SD23B/0102	Retention Permission for a detached Multi-Sensory day room/garden storage room with associated ancillary works	10, Westbourne Close, Dublin 22	Retention	GRANT PERMISSION FOR RETENTION	13/03/2023
ED23/0012	Replace & Upgrade front Windows & Door	1, Tower Road, Clondalkin, Dublin 22, D22 P9W7	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	15/03/2023
SD23A/0063	A 2 storey 2 bedroom house attached to side of existing house, connections and all necessary ancillary site development works. Form new pedestrian entrance within existing boundary wall, demolition of existing single storey side extension, internal alter	98 Alpine Heights, Clondalkin, Dublin 22, D22 VA03	Permission	GRANT PERMISSION	30/03/2023
SDZ22A/0010	Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north	The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train stati	SDZ Application	GRANT PERMISSION	03/04/2023
SD23B/0167	Retention Planning Permission for detached single storey gym/shed & outdoor canopy seating area to rear garden with associated ancillary works.	16, St. Patricks Road, Ballymanaggin, Dublin 22.	Retention	GRANT PERMISSION FOR RETENTION	12/04/2023
SDZ22A/0017	Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedro	Within the townland of Cappagh, Clonburris, Dublin 22	SDZ Application	GRANT PERMISSION	19/04/2023

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD22A/0352	Construction of two new three storey primary school buildings for Gaelscoil na Camoige agus Gaelscoil Chluain Dolcain providing 16 classrooms each, a shared general purpose area, ancillary teaching and staff accommodation; The development will also consi	Colaiste Chilllain, Old Nangor Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	28/04/2023
SD23B/0005	2 storey extension to side. Rear attic storage with dormer window to rear. Roof window to the front. Garage conversion for extended living.	28, Cappaghmore, Cappagh, Dublin 22	Permission	GRANT PERMISSION	28/04/2023
ED23/0021	Removal of the ATM with new wall finish to match existing, removal of shopfront signage and projecting sign, removal of night safe facing plate with replacement with blanking plate, and removal of the general Ulster Bank merchandising signage.	Monastery Road, Clondalkin, Dublin 22	Declaration of Exemption Section 5	DECLARED EXEMPT	04/05/2023
SD23A/0097	Permission for a change of use from Domestic Dwelling to Guest House/ B&B.	Saint Laurence, Tower Road, Dublin 22 D22 RF70	Permission	INVALID - SITE NOTICE	08/05/2023
SD23A/0140	Proposed material alterations / change of use of office accommodation to part of existing first floor level to (1) Extension of existing medical centre (previously granted Ref. SD15A/0327; (2) New three bedroom self-contained live / work unit with own do	Tower Road Shopping Centre, Tower Road, Clondalkin, Dublin 22	Permission	REQUEST ADDITIONAL INFORMATION	13/06/2023
ED23/0024	Converted Domestic Garage to Laundry/utility room & internal alternations to ground & first floor layout	Saint Laurence, Tower Road, Dublin 22. D22RF70	Declaration of Exemption Section 5	REQUEST ADDITIONAL INFORMATION	14/06/2023
SD23A/0156	Modifications to the ground floor layout and shop facade and will include for: (a) Single-storey extension to front of the existing store to provide a DRS facility to allow customers to return plastic beverage bottles to a reverse vending machine in stor	New Nangor Road, Ballymanaggin, Dublin 22	Permission	GRANT PERMISSION	11/07/2023
SD23A/0166	(i) A change of use from existing residential dwelling to guest house, and (ii) the provision of 1 no. accessible bathroom at ground floor level. The development includes drainage, landscaping, boundary treatments and all ancillary works needed to facili	Saint Laurence, Tower Road, Dublin 22	Permission	GRANT PERMISSION	19/07/2023
SDZ23A/0029	The development will consist of amendments to the permitted development as approved by South Dublin County Council under Planning Reg. Ref. SDZ21A/0022 comprising: (i) The construction of 2 no. 2-bedroom ground floor apartments (in place of plant areas)	Within the townlands of Cappagh, Clonburriss Little & Kishoge, Co. Dublin	SDZ Application	GRANT PERMISSION	27/07/2023
SD23A/0183	To change condition No. 4 of Planning Application SD20A/0062 to increase the number of children attending any one session from 16 to 20	58, Cappaghmore, Clondalkin, Dublin 22.	Permission	GRANT PERMISSION	04/08/2023
SD23B/0213	Roof Profile revised from a double hipped roof to a Dutch gable style to the side and a dormer window to the rear.	89 Cherrywood Avenue,, Clondalkin,, Dublin 22.	Permission	GRANT PERMISSION	01/09/2023
SD23A/0106	Installation of telecommunications equipment including a pole mounted tri-sector antenna and dish, remote radio units (RRU's), GPS, latchways system, cabinet, steelwork and all associated site development works on the rooftop; The development will provid	Steeple House, Thornfield Square, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	05/09/2023
ED23/0041	Front shop business name signage. Advertising signage over the door 85x245 cm. Existing box beside the window on first floor 90x90 cm. Frame on the right side from the door 50x80.	1-3, Main Street, Clondalkin, Dublin, D22 A4T8	Declaration of Exemption Section 5	DECLARED NOT EXEMPT	14/09/2023

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
SD22A/0412	Social housing development consisting of 10 one bed units in a two to three storey apartment building, associated car parking and bicycle parking, bin store, water pump house, new vehicular access onto Old Nangor Road, new pedestrian access onto Old Nang	Lands at, Old Nangor Road, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	26/09/2023
SD23B/0424	Conversion of existing attic space comprising of modification of existing roof structure, new gable window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear	14, Orchard Road, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	05/10/2023
SD23A/0255	Remove a condition from a previously granted permission on their premises at Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22. The application (local authority Reg Ref SD20A/0234) was to demolish the existing buildings on site and to cons	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Permission	REFUSE PERMISSION	05/10/2023
SDZ22A/0018	Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows, 594 apartments (255 o	Within the townland of Cappagh, Clonburris, Dublin 22	SDZ Application	GRANT PERMISSION	06/10/2023
SD23B/0429	Single storey porch extension to the front and a part two storey side/part single storey side extension. The ground floor extension is to be used as a self-contained family flat and the first floor to be an additional bedroom to the main house and all as	1, Riversdale Avenue, Clondalkin, Dublin 22	Permission	REQUEST ADDITIONAL INFORMATION	10/10/2023
SD23B/0446	Demolition of existing 7.15 sq/m ground floor rear extension, change of use of 10.8 sq/m garage to habitable space; construction of an 18 sq/m first floor side extension; construction of a 33.2 sq/m ground floor rear extension; construction of a 2.3 sq/m	135, Cappaghmore, Cappagh, Dublin 22, D22 H3F9	Permission	GRANT PERMISSION	18/10/2023
SDZ23A/0018	7 year Planning Permission for development at site of c. 13.75 hectares (on 2 parcels of land consisting of construction of 565 dwellings (mixture of apartments, duplex apartments and houses) in the Clonburris Development Areas CSW-S1 & CSW-S2 of the Clo	Within the townland of Cappagh and Clonburris Litte, Clonburris, Co. Dublin	SDZ Application	GRANT PERMISSION	01/11/2023
SD23A/0297	Installation of a 1.4m x 0.51m x 1.8m (LxWxH) above ground enclosure, to house a new natural gas DRI (District Regulating Installation) and a 3m high 'lamp post' style relief vent stack with all ancillary services and associated site works.	Lands along the eastern boundary of, James Connolly Park, Neillstown, Dublin 22	Permission	GRANT PERMISSION	09/11/2023
SDZ23A/0043	Cairn Homes Properties Limited, intend to apply for permission for development at this site of c.5 ha at Development Area 6 Kishoge Urban Centre, sub sector KUC-S4 (including an area of Development Area 9 Kishoge South East, sub sector KSE-S1), Clonburri	Development Area 6 Kishoge Urban Centre, sub sector KUC-S4 (including an area of Development Area, 9 Kishoge South East, sub sector KSE-S1), Clonburris SDZ, within the townland of Kishoge, Clonburris, Dublin 22	SDZ Application	REQUEST ADDITIONAL INFORMATION	30/11/2023
SD23A/0321	1) Construction of a double story end of terrace dwelling to side of existing semi-detached double storey dwelling. 2) Modification to existing vehicular access. 3) All related works.	1, Ashwood Road, Clondalkin, Dublin 22, D22 VH59	Permission	INVALID - SITE NOTICE	07/12/2023
SDZ23A/0040	Temporary permission for the erection of 2 no. temporary advertising / information signs and 12 no. flags, on 2 no sites, both measuring 67 sq.m, located at (i) Fonthill	The Fonthill Road (R113) roundabout, adjacent to the Ninth	SDZ Application - Clonburris	GRANT PERMISSION	15/12/2023

PLANNING REF.	DEVELOPMENT DESCRIPTION	DEVELOPMENT ADDRESS	APPLICATION TYPE	DECISION	RECEIVED DATE
	Road (R113) roundabout, to the west of permitted development granted under Ref. SDZ2	Lock Road, all within the townland of Cappagh, Dublin 22.			
SD23A/0328W	Change of use of butcher shop to take-away restaurant for the sale of asian street food, replacement extract ductwork to rear and all associated works.	Unit 4, Bawnogue Shopping Centre, Clondalkin, D22 PD83	Permission		18/12/2023
SD23A/0215	Retention consists of a detached single-storey ESB substation with switch room & associated site landscaping & drainage works. Location the northeast corner of site.	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Retention	REFUSE PERMISSION FOR RETENTION	20/12/2023
SD23A/0214	Modifications to previously approved application granted by An Board Pleanála, grant reference ABP-309646-21, at the site of Clondalkin Enterprise Centre. The proposal consists of two additional one bed apartments on the second floor of Block B east side	Clondalkin Enterprise Centre, Watery Lane, Clondalkin, Dublin 22	Permission	GRANT PERMISSION	20/12/2023
SD24A/0011	Construction of a double storey end of terrace dwelling to side of existing semi-detached double storey dwelling Modification to existing vehicular access All related Works	1, Ashwood Road, Clondalkin, Dublin 22, D22 VH59	Permission		16/01/2024

### 3.3 Overall Planning Context

The relevant primary plans as relate to the application site are:

- South Dublin County Development Plan 2022-2028;
- South Dublin County Council Draft Climate Action Plan 2024-2029; and
- South Dublin County Draft Biodiversity Action Plan 2020-2026.

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#### 3.3.1 South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028 sets out the policies and objectives and the overall strategy for the development of the County over the plan period 2022-2028. The development plan is the principal planning strategy document for the development of a local authority over the statutory time period of the plan. The strategic vision of the plan, informed by the core strategy and population targets set for the county is as follows:

*“In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives”.*

It is assumed that the proposed development is in compliance with all aspects of the South Dublin County Development Plan 2022-2028.

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#### 3.3.2 South Dublin County Council Draft Climate Action Plan 2024-2029

The South Dublin County Council Draft Climate Action Plan 2024-2029 sets out how South Dublin County Council will promote a range of mitigation, adaptation, and other climate action measures, to help deliver on the National Climate Obligations and the Government’s overall National Climate Objective, which seeks to pursue and achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. The Climate Action Plan is a key instrument that strengthens the links between both national and international climate policy and the delivery of effective climate action at local and community levels, through place-based climate action.

The draft plan is centred around actions that collectively address the four key targets of the plan, which are framed by the Climate Action and Low Carbon Development (Amendment) Act 2021 and the National Climate Action Plan 2023:

- 50% improvement in the Council’s energy efficiency by 2030;
- 51% reduction in the Council’s greenhouse gas (GHG) emissions by 2030;

- To make Dublin a climate resilient region, by reducing the impacts of future climate change-related events; and
- To actively engage and inform local communities on climate action.

Given the nature and scale of the proposed development, the impact on climate is considered to be imperceptible. Subject to the implementation of an appropriate CEMP, and conditions attached to any grant of planning permission, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.

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### 3.3.3 South Dublin County Draft Biodiversity Action Plan 2020-2026

Local Biodiversity Action Plan are instrumental in the effective implementation of national and international biodiversity conservation policy. Following a public consultation process, the draft plan was prepared in conjunction with a County Biodiversity Forum and the County Heritage Officers. The main objective is to plan and take action for the protection of the County's biodiversity into the future. The Plan is a 6-year programme of policies and actions that aim to raise awareness and appreciation of the natural world in the County.

The proposed development site comprises an area of 0.44 hectares of GA2 grassland. The proposed development will result in the loss of this grassland area. This area occurs within a wider area of GA2 grassland which covers a total area of approximately 1.3 hectares. The wider area of GA2 grassland was observed to be utilised by a number of bird species including Black-headed Gull. The grassland area is bound to the west and south by existing residential housing and associated roadways and footpaths. The wider area of grassland east by the R113 regional road and to the north by a tarmacadam footpath and a power line. The grassland is relatively small, isolated and surrounded by intensive land uses (residential housing, roads, pathways and power lines). Supplementary feeding of gulls by residents was observed during the field survey. The grassland is managed through regular cutting, and with high levels of disturbance through regular vehicular and human presence.

The proposed development is not directly hydrologically connected to any proximate watercourses. Given the nature, scale and location of the proposed development in addition to the lack of any direct source-pathway-receptor linkage, and the compliance of the wastewater treatment plant (treating wastewater from the proposed development) with emissions limit values, there is no significant potential for indirect impacts associated with either the construction or operation phases through an impact on water quality.



Given the nature and scale of the proposed development, the impact on biodiversity is considered to be imperceptible. Subject to the implementation of an appropriate CEMP, and conditions attached to any grant of planning permission, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.

## 4 Is the proposed development of a type requiring mandatory EIA and the preparation and submission of an EIAR?

The first question that must be addressed within the EIA screening process regards the nature of the project, relative to Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations 2001 (as Amended), which indicate the categories of development and thresholds for activities that require mandatory EIA and the preparation and submission of an EIAR.

### 4.1 Development description

#### 4.1.1 Project background

The proposed development is located at Alpine Heights, Clondalkin, Dublin 22, as shown in Figure 6. The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.



Figure 6: Proposed development location relative to surrounding habitats (1:1,000).

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#### 4.1.2 Project scope

The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces on approximately 0.45 hectares.

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#### 4.1.3 Sequence of Works

The sequence of works will be determined by the appointed Contractor and will be designed to minimise impact on the site and surrounds. A Construction & Environmental Management Plan (CEMP) will be prepared by the appointed Contractor. It is anticipated that the equipment to be used would be commensurate with a project of similar scope.

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#### 4.1.4 Machinery/Equipment to be utilised on site

The machinery and equipment to be utilised on site will be determined by the appointed Contractor. The equipment to be used would be commensurate with a project of similar scope and its use will seek to minimise impact on the site and surrounds.

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#### 4.1.5 Clearance of Work Areas

A Construction & Environmental Management Plan (CEMP) will be prepared by the appointed contractor. The report will outline mitigation measures which will be implemented to ensure that pollution and nuisances arising from site clearance (and construction activities in general) is prevented where possible and managed in accordance with best practice environmental protection.

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#### 4.1.6 Hydrological Assessment/Statement

The proposed development site is not bounded by any watercourses or ditches. The site is located within the River Camac Catchment, with the River Camac approximately 500m south of the proposed site. Flood mapping provided by the OPW shows the site to be clear of any fluvial flood risk. The site is shown to be clear of any coastal flooding. The proposed site is located just outside the area covered by the Dublin Pluvial Study which indicates areas of potential surface water flooding. The areas around the proposed development site covered by the study are shown to be clear of pluvial flooding. A review of historic flood event data on the OPW website indicates no flood events recorded in the vicinity of the site.

The proposed development will look to utilise Sustainable Drainage Systems (SuDS) where possible to control the flow of surface water runoff generated by the development. Flow will be collected at

source and treated by a comprehensive treatment trains of SuDS methods. Flow leaving the site will discharge to an adjacent storm sewer and flow restricted to match predevelopment greenfield rates so as not to have a detrimental impact on flooding downstream of the site.

#### 4.2 Conclusion regarding requirement for mandatory EIA and the preparation and submission of an EIAR

*According to the EPA Guidelines "...The project needs to be considered in its entirety for screening purposes. This means that other related projects need to be identified and assessed at an appropriate level of detail. This will identify the likely significance of cumulative and indirect impacts, thus providing the CA with a context for their determination..."*

The proposed development is not of a type indicated in Parts (1) or (2) of Schedule 5 of the Planning and Development Regulations 2001 (as amended). The mandatory preparation of an EIAR is not required in this instance.

## 5 Requirement of sub-threshold EIA - assessment of proposed development for significant likely effects – screening of the proposed development

Some of the classes of development listed in Part (2) of Schedule 5 have thresholds beyond which there is a mandatory requirement for EIA. If the proposed development is listed as a class of development but is below the threshold, it is referred to as sub-threshold development. In these cases, the planning authority must consider if the proposed development is likely to have any significant effects on the environment that should be assessed through the EIA process.

With regards to developments of a nature listed in Part (2) of Schedule 5, the proposed development was examined as regards the following categories:

### **'10. Infrastructure projects**

(b) (i) *Construction of more than 500 dwelling units.*

(ii) *Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

(iii) *Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*

(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.)'*

### **13. Changes, extensions, development and testing**

(a) *Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-*

(i) *result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*

(ii) *result in an increase in size greater than –*

*- 25 per cent, or*

*- an amount equal to 50 per cent of the appropriate threshold,*

*whichever is the greater.*

*(b) Projects in Part 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than 2 years.*

*(In this paragraph, an increase in size is calculated in terms of the unit of measure of the appropriate threshold.)*

*(c) Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.*

The proposed development does not fall under Parts 1 or 2 of Schedule 5. Under Section 172 however, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments, primarily owing to the ecologically sensitive location of the proposed development.

Schedule 7A requires the applicant to provide the following information.

- 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 particular 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—
  - a) the expected residues and emissions and the production of waste, where relevant, and
  - b) the use of natural resources, in particular soil, land, water and biodiversity.
- 4) The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.'

## 5.1 Description of the proposed development

### 5.1.1 Background

The proposed development is located at Alpine Heights, Clondalkin, Dublin 22. The approximate location of the proposed development site is illustrated in Figure 7, Figure 8 and Figure 9. An excerpt from Paul Keogh Architects drawings of a proposed site layout plan is illustrated in in Figure 10.

The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.



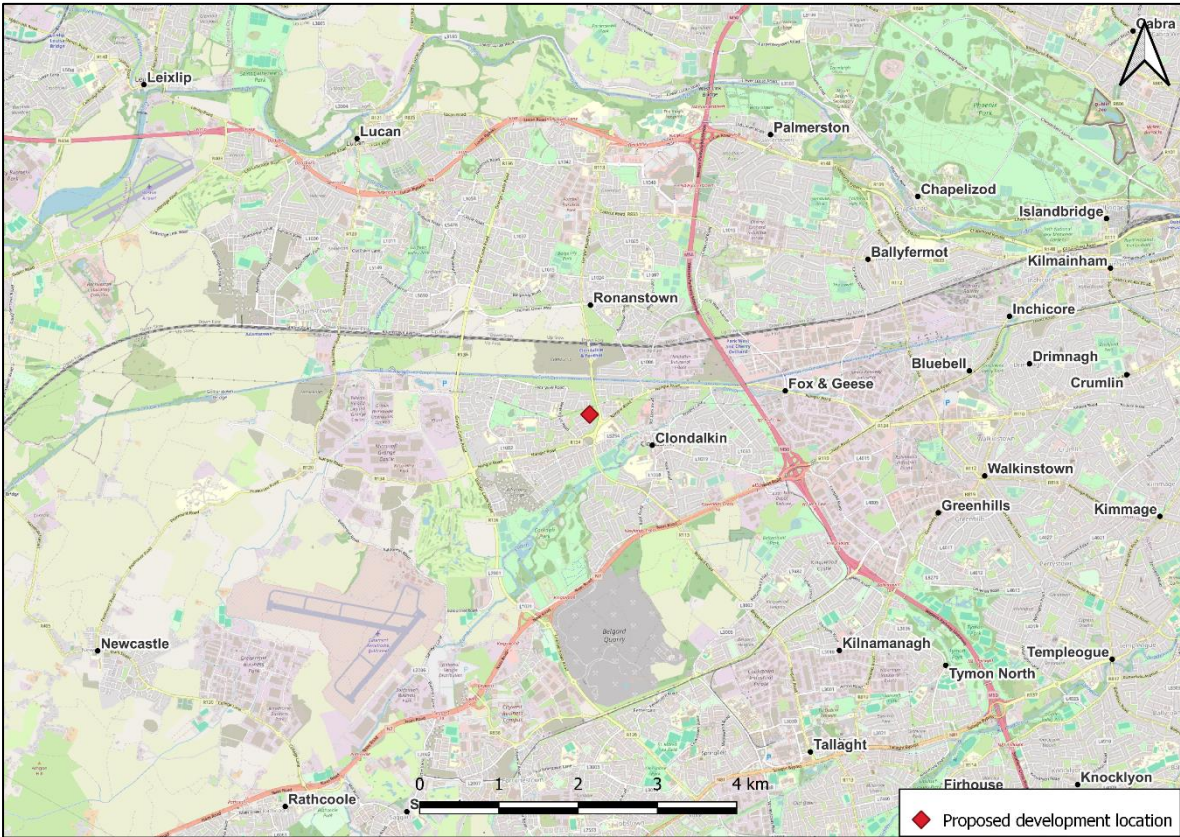


Figure 7: Approximate location of proposed development (1:50,000).

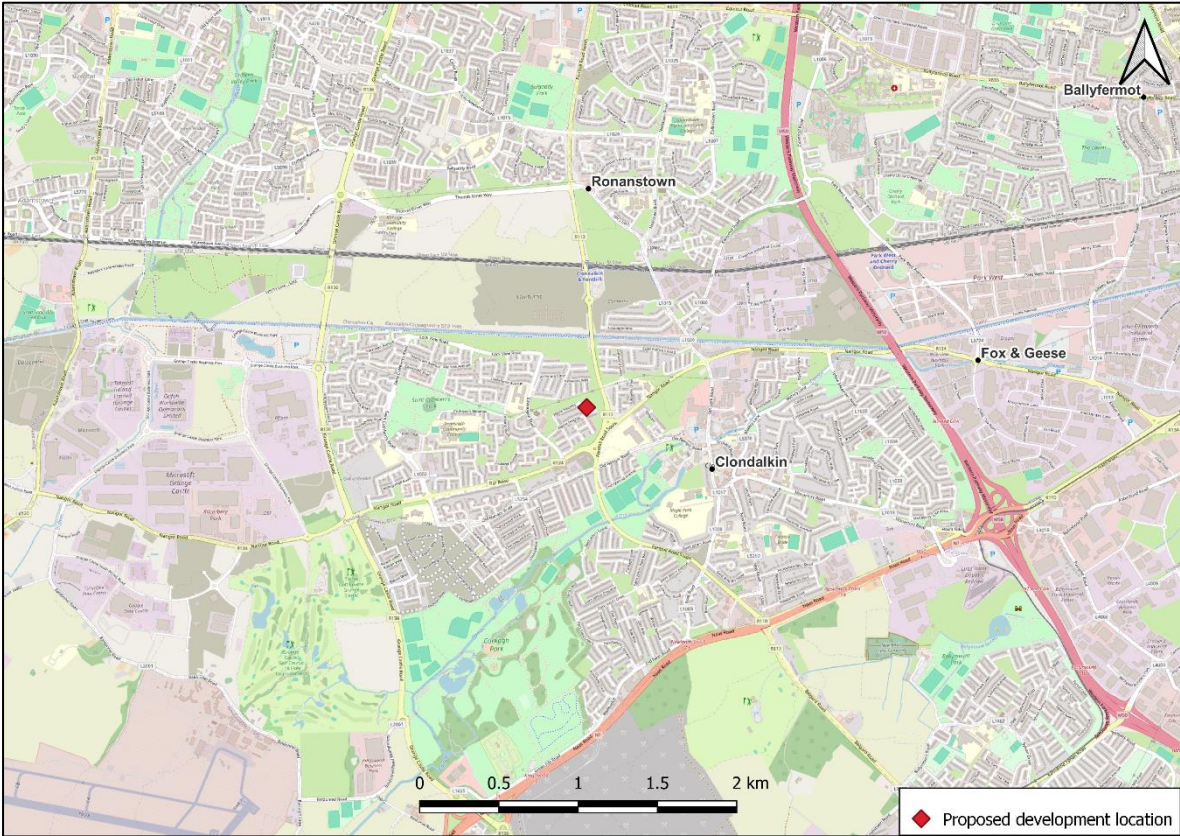


Figure 8: Approximate location of proposed development (1:25,000).



Figure 9: Proposed development location relative to surrounding habitats (1:1,000).

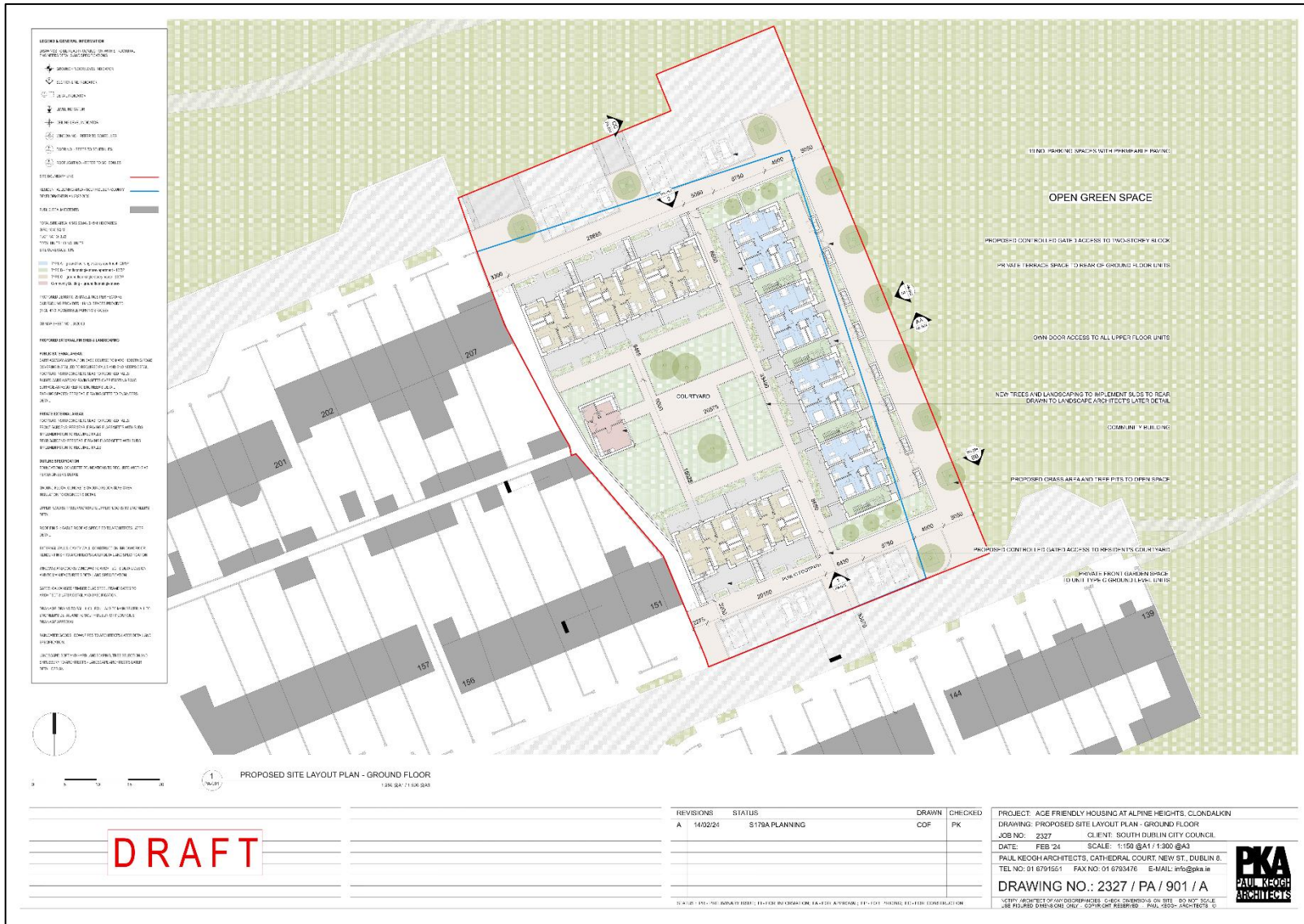


Figure 10: Proposed development layout.

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### 5.1.2 Project scope

The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces on approximately 0.45 hectares.

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### 5.1.3 Sequence of Works

The sequence of works will be determined by the appointed Contractor and will be designed to minimise impact on the site and surrounds. A Construction & Environmental Management Plan (CEMP) will be prepared by the appointed Contractor. It is anticipated that the equipment to be used would be commensurate with a project of similar scope.

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### 5.1.4 Machinery/Equipment to be utilised on site

The machinery and equipment to be utilised on site will be determined by the appointed Contractor. The equipment to be used would be commensurate with a project of similar scope and its use will seek to minimise impact on the site and surrounds.

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### 5.1.5 Clearance of Work Areas

A Construction & Environmental Management Plan (CEMP) will be prepared by the appointed contractor. The report will outline mitigation measures which will be implemented to ensure that pollution and nuisances arising from site clearance (and construction activities in general) is prevented where possible and managed in accordance with best practice environmental protection.

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### 5.1.6 Hydrological Assessment/Statement

The proposed development site is not bounded by any watercourses or ditches. The site is located within the River Camac Catchment, with the River Camac approximately 500m south of the proposed site. Flood mapping provided by the OPW shows the site to be clear of any fluvial flood risk. The site is shown to be clear of any coastal flooding. The proposed site is located just outside the area covered by the Dublin Pluvial Study which indicates areas of potential surface water flooding. The areas around the proposed development site covered by the study are shown to be clear of pluvial flooding. A review of historic flood event data on the OPW website indicates no flood events recorded in the vicinity of the site.

The proposed development will look to utilise Sustainable Drainage Systems (SuDS) where possible to control the flow of surface water runoff generated by the development. Flow will be collected at

source and treated by a comprehensive treatment trains of SuDS methods. Flow leaving the site will discharge to an adjacent storm sewer and flow restricted to match predevelopment greenfield rates so as not to have a detrimental impact on flooding downstream of the site.

## 5.2 Description of the Physical Characteristics of the proposed development

### 5.2.1 Characteristics of Demolition phase

No significant demolition will occur as a component of the proposed development.

### 5.2.2 Characteristics of the construction phase

The general characteristics of the process, nature and quantity of materials to be used is summarised below.

The proposed development is located at Alpine Heights, Clondalkin, Dublin 22, as shown in Figure 6. The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.

#### **Time-scale and phasing of works**

The sequence of works will be determined by the appointed Contractor and will be designed to minimise impact on the site and surrounds.

An estimated timeline for the main stages of the project is outlined below:

- March 2024: Launch of Part 8 planning derogation process
- May 2024: Preparation/Completion & issue of D&B tender
- July 2024: Anticipated Start on Site with an anticipated 15-month Contract period.

### **Construction methods and material to be used**

As per the documents submitted with the S179A submission, the materials to be used consist mainly of common construction finishes including brick, plaster etc. The exact construction methods to be used will be determined by the appointed Contractor. It is anticipated that the constructions methods will be of a common system commensurate of a project of similar scope e.g., blockwork, light gauge steel or timber frame. The Contractor will prepare a Construction & Environmental Management Plan (CEMP). The report will outline mitigation measures which will be implemented to ensure that pollution and nuisances arising from site clearance and construction activities in general is prevented where possible and managed in accordance with best practice environmental protection.

### **Machinery/Equipment to be utilised on site**

The machinery and equipment to be utilised on site will be determined by the appointed Contractor. The equipment to be used would be commensurate with a project of similar scope and low rise domestic construction and its use will seek to minimise impact on the site and surrounds. We do not anticipate any piling systems (with associated large machinery) will be used in the construction.

### **Hydrological assessment**

The proposed development site is not bounded by any watercourses or ditches. The site is located within the River Camac Catchment, with the River Camac approximately 500m south of the proposed site. Flood mapping provided by the OPW shows the site to be clear of any fluvial flood risk. The site is shown to be clear of any coastal flooding. The proposed site is located just outside the area covered by the Dublin Pluvial Study which indicates areas of potential surface water flooding. The areas around the proposed development site covered by the study are shown to be clear of pluvial flooding. A review of historic flood event data on the OPW website indicates no flood events recorded in the vicinity of the site.

The proposed development will look to utilise Sustainable Drainage Systems (SuDS) where possible to control the flow of surface water runoff generated by the development. Flow will be collected at source and treated by a comprehensive treatment trains of SuDS methods. Flow leaving the site will discharge to an adjacent storm sewer and flow restricted to match predevelopment greenfield rates so as not to have a detrimental impact on flooding downstream of the site. n characteristics of the proposed development

The proposed development is located at Alpine Heights, Clondalkin, Dublin 22, as shown in Figure 6. The proposed housing development will consist of 13 Age-Friendly homes, single-storey shared facility structure and associated open spaces and will include:

1. Construction of 13 Age-Friendly homes in one and two-storey blocks enclosing a shared resident courtyard space.
2. The proposed development will comprise 5 no. single-storey 2-bedroom homes, 4 no. 2-bedroom ground floor apartment units and 4 no. 1-bedroom first floor apartment units and single-storey shared facilities structure.
3. New boundary treatment to existing public open space, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.

### 5.3 Cumulative Impacts

Cumulative impacts refer to impacts that result from incremental changes caused by other past, present and approved developments, and as far as is practicable from reasonably foreseeable development(s), together with the project. Section 6.12 of the EPA *Guidelines on the Information to be contained in Environmental Impact Assessment Reports* (Draft 2017) states:

*'The Directive requires that the EIAR describes the cumulation of effects. Cumulative effects may arise from:*

- *The interaction between the various impacts within a single project;*
- *The interaction between all of the different existing and/or approved projects in the same area as the proposed project.'*

With respect to Screening, the European Union *Environmental Impact Assessment of Projects Guidance on Screening* (2017) notes that *'the characteristics of Projects, which must be considered having regard, in particular, to the size and design of the whole Project, the cumulation with other existing and/or approved Projects, the use of natural resources, the production of waste, pollution and nuisances, and the risk of major accidents and/or disasters and the risks posed to human health...'*

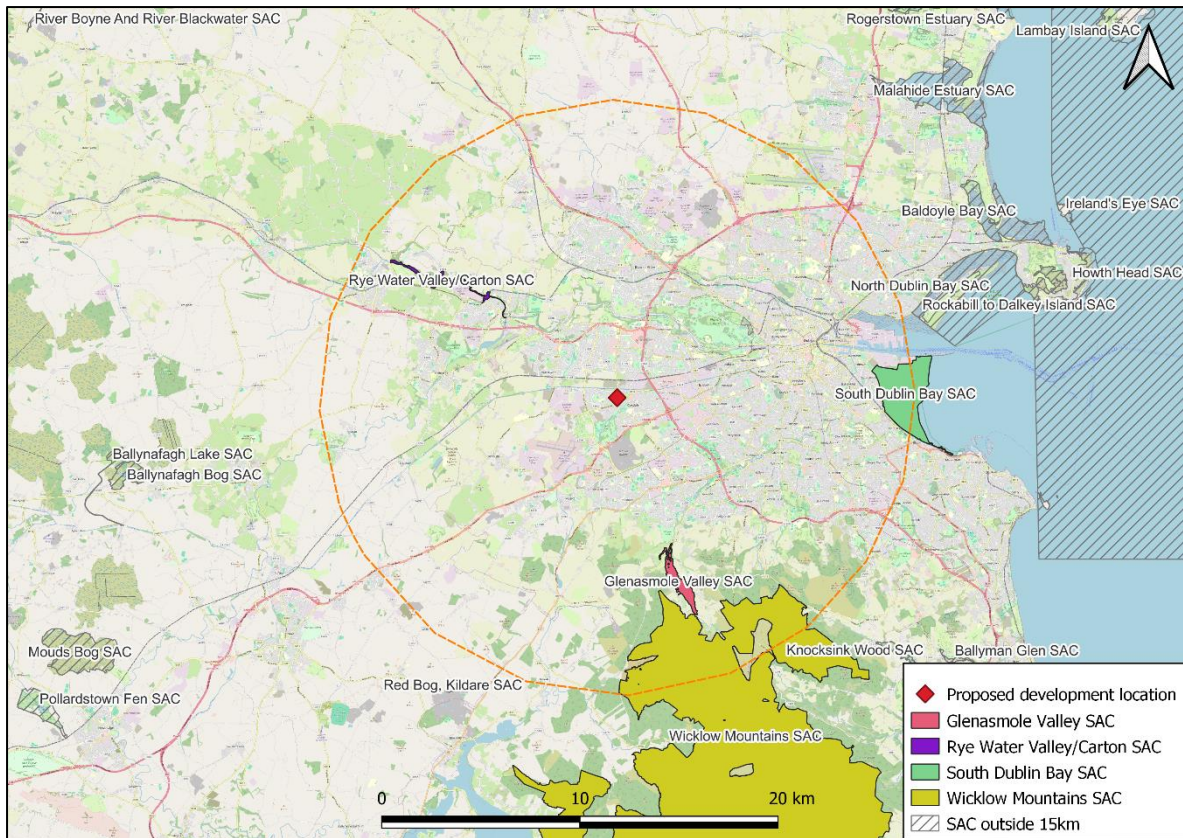
## 5.4 Location of the proposed development, with particular regard to environmental sensitivities of the geographical area

### 5.4.1 Location relative to Natura 2000 sites

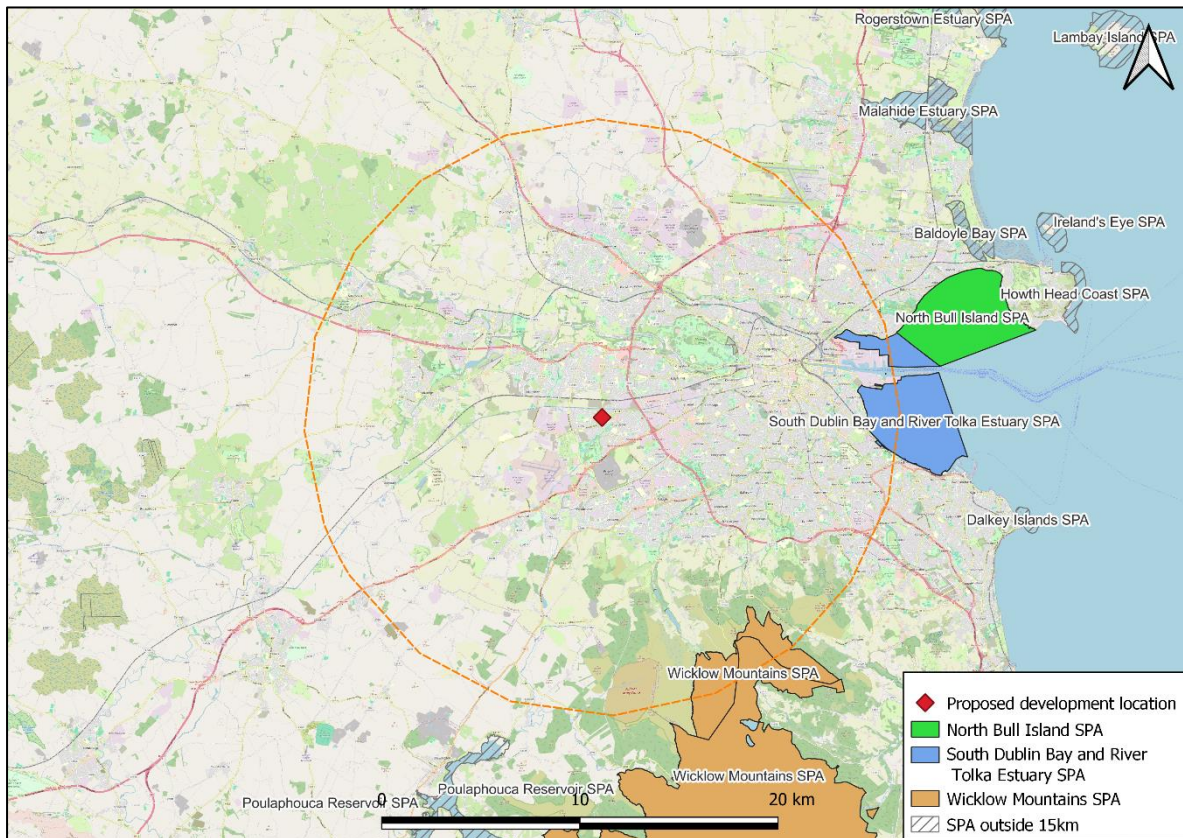
There are eight Natura 2000 sites within 15km of the proposed development (See Figure 11 and Figure 12 below). Two Natura sites (North Dublin Bay SAC and North Bull Island SPA) are just outside of the 15km radius, both at a distance of 15.5km from the proposed development. There are no Natura 2000 sites within the envelope of the proposed development. There are no Natura 2000 sites within 1km of the proposed development.

An appropriate assessment (Habitats Directive) Screening report has been prepared for the proposed development. Following an examination, analysis and evaluation of the relevant information and the potential for significant effects on the conservation objectives of Natura 2000 sites, and applying the Precautionary Principle, it is, in the opinion of the author of this report, possible to exclude (on the basis of objective information and in the absence of specific prescribed precautionary/mitigation measures) that the proposed development, individually or in combination with other plans or projects, will have any significant potential to have negative impacts on the Natura 2000 network.





**Figure 11:** Location of Special Area of Conservation (SAC) sites within c. 15 km of proposed development (1:200,000).



**Figure 12:** Location of Special Protection Area (SPA) sites within c. 15 km of proposed development (1:200,000).

#### 5.4.2 Other sensitive/Designated conservation sites

There are two areas designated as proposed Natural Heritage Areas (pNHA) within 5 km of the proposed development – the Grand Canal pNHA and the Liffey Valley pNHA. A map indicating the location of these sites relative to the proposed development is provided in Figure 13 below. The Grand Canal pNHA is located approximately 180 metres to the north of the proposed development site boundary. The Liffey Valley pNHA is located approximately 3.7km to the north of the proposed development site boundary. The proposed development will have no significant negative impact on either site.

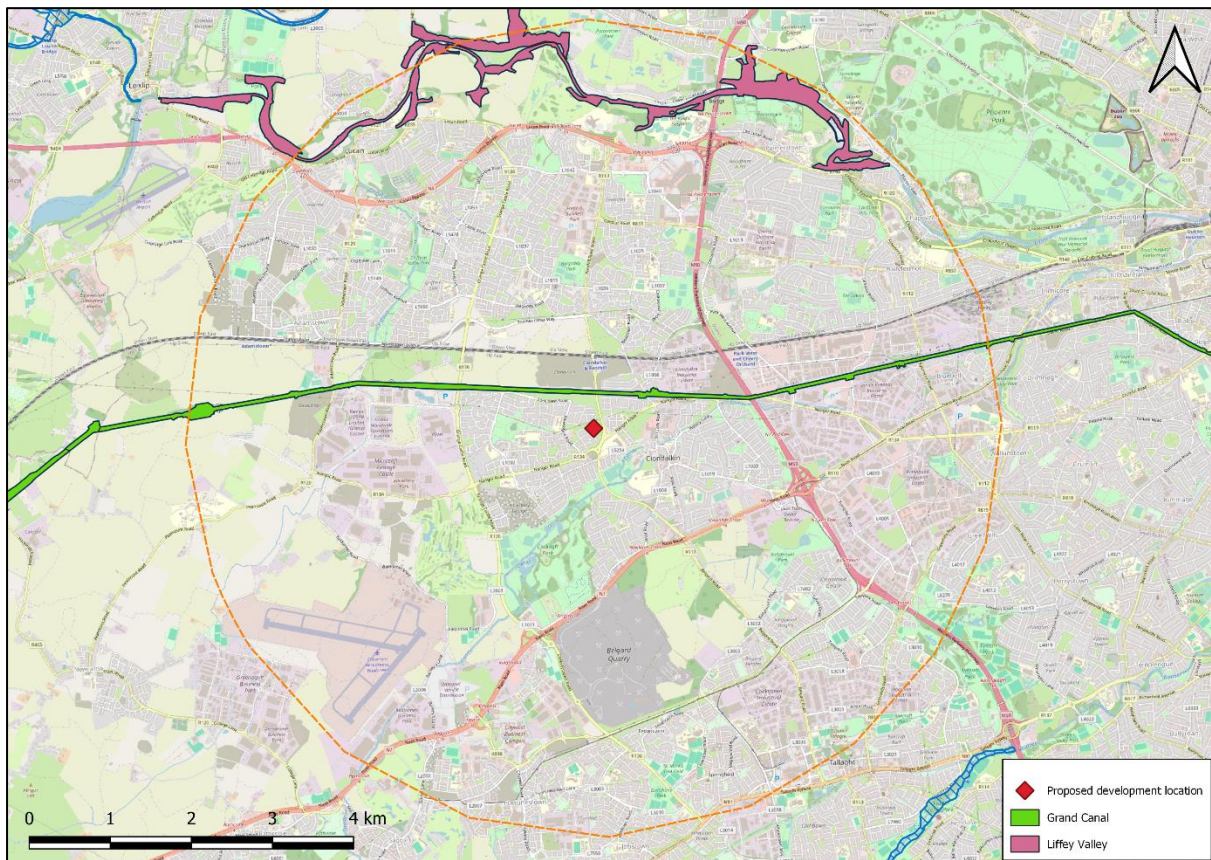


Figure 13: pNHAs within 5 km of the proposed development (1:5,000).

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### 5.4.3 Ecological Features

A site visit was undertaken on the 9<sup>th</sup> of February 2024 by FERS Ltd. senior ecologist Ciarán Byrne. Habitats within the proposed development area were classified to Fossitt (2000) level 3 classification. A description of the habitats observed, and the dominant species present within habitat types are presented in the following paragraphs, along with photographs of representative areas of habitat (Figure 14-Figure 19). A map outlining the habitats present on site is presented in Figure 20. The habitats present within the proposed development site boundary include:

- BL3 – Buildings and artificial surfaces;
- GA2 – Amenity grassland.

The predominant habitat within the proposed development area is GA2 - Amenity grassland. GA2 grassland covers an area of 0.44 hectares. The grassland area is relatively flat and a review of Google Earth Pro satellite imagery (2008-2009, 2012-2022) and Google Street imagery (2009, 2022 and 2023) indicate that the grassland has been managed by regular mowing for an extensive period of time. The sward is dominated primarily by Perennial Rye-grass (*Lolium perenne*) and Yorkshire-fog (*Holcus lanatus*), with occasional Cock's-foot (*Dactylis glomerata*).

The herb component of the GA2 grassland is composed of a small suite of species. Creeping Buttercup (*Ranunculus repens*) is dominant throughout. Other frequent species include Daisy (*Bellis perennis*), White Clover (*Trifolium repens*) and Ribwort Plantain (*Plantago lanceolata*). Other occasional species within the sward include Dandelion (*Taraxacum* agg.) and Broad-leaved Dock (*Rumex obtusifolius*). The area is bounded by a concrete footpath to the west which runs alongside existing housing. Ruderal plants are frequent here with species including Annual Meadow-grass (*Poa annua*), Red Dead-nettle (*Lamium purpureum*), Groundsel (*Senecio vulgaris*) and Hairy Bitter-cress (*Cardamine hirsuta*). Evidence of burning was noted within the proposed development boundary and illustrated in Figure 15.

The area of GA2 grassland is bound to the west and south by existing residential housing and associated roadways and footpaths. The wider area of grassland is bound to the east by the R113 regional road and to the north by a tarmacadam footpath. A small area of BL3 – Buildings and artificial surfaces adjoins GA2 grassland in the south of the site. This area comprises a tarmacadamed parking area with concrete kerbing that is used by residents in the area.



**Figure 14:** Proposed development site overview looking north-west.



**Figure 15:** Area of burning along the western site boundary.



**Figure 16:** Wet area in the north-east of the site, rutted by vehicles.



**Figure 17:** Proposed development site overview looking south-west.



**Figure 18:** Proposed development site overview looking south.



**Figure 19:** Proposed development site overview looking north-east.



Figure 20: Fossitt habitat types present within the proposed development site boundary (1:600).

## 5.5 Hydrology, Soils and Geology

A comprehensive Site Investigation (SI) will be undertaken to establish the underlying geology of the site. As part of the SI, soil contamination testing will be undertaken on any made ground to establish if any soil contamination is present. The level of contamination (if any) will be assessed, and the material classified as either inert, non-hazardous or hazardous. Following the classification of the material, the material will be disposed of to an appropriate licenced facility.

The proposed development site is not bounded by any watercourses or ditches. The site is located within the River Camac Catchment, with the River Camac approximately 500m south of the proposed site. Flood mapping provided by the OPW shows the site to be clear of any fluvial flood risk. The site is shown to be clear of any coastal flooding. The proposed site is located just outside the area covered by the Dublin Pluvial Study which indicates areas of potential surface water flooding. The areas around the proposed development site covered by the study are shown to be clear of pluvial flooding. A review of historic flood event data on the OPW website indicates no flood events recorded in the vicinity of the site.

The proposed development will look to utilise Sustainable Drainage Systems (SuDS) where possible to control the flow of surface water runoff generated by the development. Flow will be collected at source and treated by a comprehensive treatment trains of SuDS methods. Flow leaving the site will discharge to an adjacent storm sewer and flow restricted to match predevelopment greenfield rates so as not to have a detrimental impact on flooding downstream of the site.

## 5.6 Architecture, Archaeology and Cultural heritage

There are no National Monuments Service Sites and Monuments Record (SMR) sites or protected structures or structures that are included within the National Inventory of Architectural Heritage (NIAH) survey located within the site boundary. During the construction phase, there is potential to impact upon archaeological materials not yet discovered. In this instance, works will be undertaken in accordance with and subject to approval from the Department of Culture, Heritage and the Gaeltacht.

With the implementation of appropriate mitigation measures and subject to necessary approvals from the Department, potential construction phase impacts of the proposal on archaeology and heritage would be neutral. No potential impacts are identified during the operational phase as it is anticipated



that issues of archaeological and cultural heritage interest will have been resolved prior to or during the construction phase.



**Figure 21:** Architectural, archaeological and cultural features with vicinity of proposed development (1:5,000).

## 6 Description of the Aspects of the Environment together with a Description of any likely Significant Effects

### 6.1 Landscape Character

The landscape currently comprises an urban landscape. The landscape character of the proposed application site will not be appreciably altered – there will be no significant effect.

### 6.2 Ecological Impacts

The proposed development site comprises an area of 0.44 hectares of GA2 grassland. The proposed development will result in the loss of this grassland area. This area occurs within a wider area of GA2 grassland which covers a total area of approximately 1.3 hectares. The wider area of GA2 grassland was observed to be utilised by a number of bird species including Black-headed Gull. The grassland area is bound to the west and south by existing residential housing and associated roadways and footpaths. The wider area of grassland east by the R113 regional road and to the north by a tarmacadam footpath and a power line. The grassland is relatively small, isolated and surrounded by intensive land uses (residential housing, roads, pathways and power lines). Supplementary feeding of gulls by residents was observed during the field survey. The grassland is managed through regular cutting, and with high levels of disturbance through regular vehicular and human presence.

There will be no significant negative ecological impacts.

### 6.3 Water Quality

The proposed development is not directly hydrologically connected to any proximate watercourses. Given the nature, scale and location of the proposed development in addition to the lack of any direct source-pathway-receptor linkage, and the compliance of the wastewater treatment plant (treating wastewater from the proposed development) with emissions limit values, there is no significant potential for indirect impacts associated with either the construction or operation phases through an impact on water quality. Given the scale and nature of the proposed development and assuming the implementation of all Best Practice methodology, etc., there are no negative impacts on water quality foreseen.

### 6.4 Air Quality

Owing to the nature and scale of the project, there are no significant impacts foreseen as regards air quality. There will be no significant negative impact.

## 6.5 Noise and Vibration

Owing to the nature and scale of the project, it is assumed that the noise and vibrations associated with the construction will be comparable with existing noise and vibration levels (several busy roads are immediately adjacent). The increased noise related to traffic increases will be non-perceptible.

## 6.6 Architecture, Archaeology and Cultural Heritage

There are no National Monuments Service Sites and Monuments Record (SMR) sites or protected structures or structures that are included within the NIAH survey located within the site boundary. During the construction phase, there is potential to impact upon archaeological materials not yet discovered. In this instance, works will be undertaken in accordance with and subject to approval from the Department of Culture, Heritage and the Gaeltacht.

With the implementation of appropriate mitigation measures and subject to necessary approvals from the Department, potential construction phase impacts of the proposal on archaeology and heritage would be neutral. No potential impacts are identified during the operational phase as it is anticipated that issues of archaeological and cultural heritage interest will have been resolved prior to or during the construction phase.



**Figure 22:** Architectural, archaeological and cultural features with vicinity of proposed development (1:5,000).

## 7 Assessment of Proposed Development for Significant Likely Effects assessed against Schedule 7 and Annex III criteria

The type and characteristics of the potential environmental impacts outlined in this assessment are summarised by reference to the criteria outlined under Schedule 7(3) of the of the Planning and Development Regulations, 2001 (as amended) in Table 3, Table 4 and Table 5.

**Table 3:** Location of the proposed development.

CRITERIA	ASSESSMENT
<b>The existing and proposed land use</b>	<p><i>The predominant habitat within the proposed development area is GA2 - Amenity grassland, covering an area of 0.44 hectares.</i></p> <p><i>The proposed development will not entail any demolition works. The construction phase of the proposed development will have minimal impact owing to the scale and nature of the proposed development.</i></p> <p><i>As such, no potential significant adverse impacts are envisaged.</i></p>
<b>The relative abundance, quality and regenerative capacity of natural (including soil, land, water and biodiversity) resources in the area.</b>	<p><i>The proposed development site comprises an area of 0.44 hectares of GA2 grassland. The proposed development will result in the loss of this grassland area. This area occurs within a wider area of GA2 grassland which covers a total area of approximately 1.3 hectares.</i></p> <p><i>The proposed development has been subject to an Appropriate Assessment Screening which finds that that it can be determined with scientific accuracy and precision that there will be no adverse impact of the proposed development on the integrity of any of the relevant Natura 2000 sites identified.</i></p>
<p><b>The absorption capacity of the natural environment, paying particular attention to:</b></p> <p><b>Wetlands, riparian areas, river mouths,</b></p> <p><b>Costal zones and the marine environment,</b></p> <p><b>Mountain and forest areas,</b></p> <p><b>Nature reserves and parks,</b></p> <p><b>Areas classified or protected under legislation</b></p> <p><b>Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded</b></p>	<p><i>There are no Natura 2000 sites within the envelope of the proposed development. The proposed development is of a relatively small scale and is not located proximate to any Natura 2000 sites. The two nearest Natura 2000 sites are the Ryewater Valley/Carton SAC (6.9km north-west) and the Glenasmole Valley SAC (7.8km south). The remaining six sites are all &gt;10km away from the proposed development. There is no direct hydrological connectivity between the proposed development site and proximate watercourses.</i></p> <p><i>The site does not contain any protected structures, monuments or sites and is not within any Architectural Conservation Areas or area of Archaeological Significance.</i></p> <p><i>During the construction phase of the development, there is potential to impact upon archaeological materials not yet discovered. In this instance, works will be undertaken in</i></p>

CRITERIA	ASSESSMENT
<p><b>(Annex III – Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure),</b></p> <p><b>Densely populated areas,</b></p> <p><b>Landscapes of historical, cultural or archaeological significance.</b></p>	<p><i>accordance with and subject to approval from the Department of Culture, Heritage and the Gaeltacht.</i></p> <p><i>With the implementation of appropriate mitigation measures and subject to necessary approvals from the Department, potential construction phase impacts of the proposal on archaeology and heritage would be neutral.</i></p> <p><i>It is considered that the receiving environment has sufficient capacity to absorb the proposed development and no significant likely effects are envisaged.</i></p>

**Table 4:** Characteristics of the proposed development.

CRITERIA	ASSESSMENT
<b>The size of the proposed development</b>	<i>The proposed development is sub-threshold for an EIA, with the over-all area of proposed development covering an area of approximately 0.33 ha.</i>
<b>Cumulative impacts with other proposed development</b>	<i>In accordance with the European Union Environmental Impact Assessment of Projects Guidance on Screening (2017), existing and/or approved projects have been taken into consideration.</i>
<b>The nature of any associated demolition works</b>	<i>The proposed development will not entail any demolition works.</i>
<b>The use of natural resources, in particular land, soil, water and biodiversity.</b>	<p><i>Excavation will be required to facilitate the proposed development. A small amount of excess soil will potentially be generated on site during construction works. Any excess soil not required for regrading and landscaping works will be removed from the site to a licensed disposal site.</i></p> <p><i>The construction phase of the proposed development will use standard construction methods and materials, sourced off site. These are secondary impacts associated with off-site activities, such as quarrying, which are the subject of separate consenting procedures, which consider the impacts arising at those locations.</i></p> <p><i>No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.</i></p>
<b>The production of waste</b>	<i>Any waste produced as part of the proposed development during the construction phase will be stored and disposed in a sustainable manner and in accordance with all relevant environmental guidance and policy documents.</i>

CRITERIA	ASSESSMENT
	<p><i>No potential significant impacts are envisaged on the site or in the vicinity of the site as a result of the production of any waste associated with the proposed development.</i></p>
<p><b>Pollution and nuisances</b></p>	<p><i>Potential impacts of the proposed development relating to pollution and nuisances include air, water and soil pollution and noise.</i></p> <p><i>Pollution impacts could potentially occur through the creation of dust and spillage of materials from the construction phase, and emissions from additional traffic during operation phase. The traffic emissions could also potentially have an indirect impact on climate (in terms of climate change).</i></p> <p><i>The proposed development is not of a scale expected to cause any likely significant impact on ambient air quality.</i></p> <p><i>The existing noise environment is characterised primarily by road traffic.</i></p> <p><i>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</i></p> <p><i>Contamination and pollution to water bodies, which in turn could also affect biodiversity, and in particular geographically sensitive sites in the surrounding area, are potential impacts of the proposed development associated with ground and construction works.</i></p> <p><i>The implementation of construction management and mitigation measures will provide protection to receiving soil and water environments to ensure no significant impacts.</i></p> <p><i>Subject to the implementation of an appropriate CEMP, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.</i></p>
<p><b>The risk of accidents, having regard to substances or technologies used.</b></p> <p><b>(Annex III - The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.)</b></p>	<p><i>The proposed development is of a scale and nature, utilising established building materials and technologies typical of the nature and scale of such development. No potential significant impacts are envisaged as a result of the materials or technologies used.</i></p> <p><i>The risk of accidents/major disasters is similar for other developments of this scale and nature.</i></p>

CRITERIA	ASSESSMENT
<p><b>Annex III - The risks to human health (for example due to water contamination or air pollution)</b></p>	<p><i>Potential impacts of the proposed development which may be relevant to human health relate to factors previously detailed, such as noise, water and air pollution.</i></p> <p><i>Pollution impacts could potentially occur through the creation of dust and spillage of materials from the construction phase, and emissions from additional traffic during operation phase.</i></p> <p><i>The nature and scale of the proposed development is not expected to cause any likely significant impact on ambient air quality. Dust levels are likely to increase in localised areas during construction, but these increases will be short-term and insignificant due to appropriate management and mitigation measures to be employed on site through the implementation of appropriate CEMP.</i></p> <p><i>The existing noise environment is characterised by road traffic and bird-song.</i></p> <p><i>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions and CEMP. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</i></p> <p><i>Contamination and pollution to ground/surface water bodies is a potential impact. The implementation of construction management and mitigation measures will ensure that the impacts are not significant.</i></p> <p><i>In addition, the potential impact of spillage of potentially polluting materials during construction will be minimised and mitigated by appropriate management measures to be incorporated on site during construction.</i></p> <p><i>Subject to the implementation of an appropriate CEMP, it is envisaged that any likely environmental impacts would be appropriately avoided and/or mitigated against.</i></p>

**Table 5:** Type and Characteristics of Potential Impacts.

CRITERIA	ASSESSMENT
<b>Magnitude and spatial extent of the impact (geographical area and size of the affected population)</b>	<i>Potential environmental impacts during the construction and operational phase of the proposed development will be localised to the application site. It is expected that the proposed development will not have any significant environmental impact beyond the application site boundaries having implemented the appropriate mitigation measures.</i>
<b>The nature of the impact</b>	<i>The nature of any impacts is expected to be of a magnitude that would not be significant, adverse, or permanent having implemented relevant mitigation measures.</i>
<b>The trans frontier/ transboundary nature of the impact</b>	<i>The proposed development will not give rise to any impacts that are trans frontier or transboundary in nature.</i>
<b>The magnitude (intensity) and complexity of the impact</b>	<i>The potential impacts are not considered to be complex in nature or of a magnitude/intensity/scale to be of significance.</i>
<b>The probability of the impact</b>	<i>Having regard to the nature and extent of the impacts identified, no significant adverse impacts with a high probability of occurring have been identified.</i>
<b>The expected onset, duration, frequency, and reversibility of the impact</b>	<i>Having regard to the nature and extent of the impacts identified, no significant adverse impacts with a high frequency of occurrence have been identified.</i>



## 8 Conclusion

In conclusion, having regard to the criteria specified in Schedule 5 and Schedule 7A of the Planning and Development Regulations, 2001 (as amended); the context and character of the site and the receiving environment; the nature, extent, form, and character of the proposed development; this Environmental Impact Assessment Screening concludes that an Environmental Impact Assessment Report of the proposed development is not required.

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[www.sdcc.ie](http://www.sdcc.ie) – website of South Dublin County Council

[www.europa.eu](http://www.europa.eu) – official website of the European Union, source of information on EU Directives.

[www.epa.ie](http://www.epa.ie) – official website of the Environmental Protection Agency.