

COMHAIRLE CONTAE BAILE ÁTHA CLIATH THEAS
South Dublin County Council
Record of Executive Business and Chief Executive's Orders

Planning and Development Act 2000 (as amended)
Planning and Development Regulations, 2001 (as amended)

Notice of Proposed Development by A Local Authority

Proposed development of 118 Social residential homes and associated landscaped open space, roads and associated site works on SDCC land located off Lynch's Lane to the east of the R136 Outer Ring Road and south of Thomas Omer Way, in the townland of Kishoge, Lucan, Co. Dublin
Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:

A residential development on land located off Lynch's Lane to the east of the R136 Outer Ring Road and south of Thomas Omer Way, in the townland of Kishoge, Lucan, Co. Dublin. The development is being advanced in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

The proposed development includes:

- 118 no. residential units in a mix of two storey houses, 3 storey duplex units and apartment blocks of 4 – 6 storeys comprising 26 no. 1 bed apartments; 42 no. 2 bed apartments; 21 no. 3 bed apartments; 23 no. 3 bed houses; and 6 no. 4 bed houses, with renewable energy design measures (which may be provided externally) for each housing unit.
- Landscaping works include provision of (a) communal open space areas (b) outdoor sports and play areas; (c) new pedestrian and cycle connections; and (d) civic plaza.
- Associated site and infrastructural works including provision for (a) ESB substations and switchrooms; (b) energy centre to the rear of 6 storey block; (c) photovoltaic panels; (e) car and bicycle parking; (f) public lighting; (g) bin storage; (h) temporary construction signage; (i) estate signage; and (j) varied site boundary treatment comprising walls and fencing; and
- all associated site development works.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, South Dublin County Council (SDCC) hereby give notice to construct 118 Social Housing dwellings at Kishoge Northeast, Clonburris, County Dublin.

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of Part XI of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's *Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*, screening of the development for EIA was carried out in July 2024 by HRA Planning 3rd Floor 122, 121 Capel St, Dublin, D01 V3P0, Ireland.

The Screening has been carried out to determine whether the Project is a class set out in Annex I or II of the EIA Directive (transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended) and, if the project is not subject to a mandatory EIA, the likelihood of having significant effects on the environment under the criteria included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended) in order determine whether a sub-threshold development should be subject to EIA.

The EIA Screening Report has identified that EIA is not mandatory, and the proposal has been assessed in accordance with the criteria for sub-threshold development. The EIA Screening concludes that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect) and there is no requirement for an EIA.

Based on the information contained in the EIA screening report, which has been reviewed by the competent authority, and having regard to the site characteristics and location of proposed development and characteristics of potential impacts, and having regard to Annex III criteria of the EIA Directive it is determined that an EIAR is not required for the proposed development of 118 social housing dwellings at this site in Kishoge North East, Clonburris, Dublin.

Aisling Kelly
Senior Executive Planner

Order: That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by HRA Planning, 3rd Floor 122, 121 Capel St, Dublin, D01 V3P0, Ireland, makes a determination that, when viewed individually and cumulatively, an Environmental Impact Assessment will not be required to accompany the proposal for development consisting of 118 social housing dwellings at this site in Kishoge North East, Clonburris, Dublin.


Senior Planner

Date: 25/07/24

To whom the appropriate powers have been delegated by the order number DELG/32/24 of the Chief Executive of South Dublin County Council