

**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 DEMOLITION OF THE EXISTING TRAVELLER ACCOMODATION SITE KNOWN AS 'ROCK ROAD MANSIONS', LUCAN, CO DUBLIN AND PROPOSED DEVELOPMENT OF A NEW TRAVELLER ACCOMODATION GROUP HOUSING SCHEME ON A SITE TO BE KNOWN AS 'LOCK ROAD', LUCAN, GRANGE CASTLE WEST, CO. DUBLIN.**

**Works to comprise of:**

1. **Demolition of the existing Traveller Accommodation Site (Area 0.81 hectares) known as 'Rock Road Mansions'.**
2. **Development of a new Traveller Accommodation group housing scheme (Area 1.56 hectares) to be know as 'Lock Road'. The proposed development will include;**
  - i. **New single story detached house with 2 No. car parking spaces.**
  - ii. **3 No. new halting site bays, each with a single story day unit, an adjacent mobile unit and 2 No. car parking spaces.**
  - iii. **New single story homework club.**
  - iv. **New play area and hard standing.**
  - v. **New enterprise area.**
  - vi. **2 no. storage sheds.**
  - vii. **New external bin store.**
  - viii. **New Irish Water pumping station.**
  - ix. **Installation of new external site lighting.**
  - x. **Reconfiguring of the existing entrance to the site to provide pedestrian & vehicle access.**
  - xi. **All associated roadways, paths and boundary fencing.**
  - xii. **All hard and soft landscaping to include a berm to the West and South of the proposed development.**
  - xiii. **All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies.**

**Environmental Impact Assessment (EIA) Screening Determination**

Pursuant to the requirements of the above, South Dublin County Council (SDCC) intend to give notice to demolish the existing Traveller Accommodation known as 'Rock Road Mansions', Lucan, Co. Dublin and to develop a new Traveller Accommodation group housing scheme at a site to be known as 'Lock Road', Grange Castle West, Lucan, Co. 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 Part 8 of the Planning and Development Regulations 2001 (as amended).

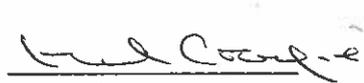
Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's *Environmental Impact Assessment of Projects, Guidance on Screening*

(Directive 2011/92/EU as amended by 2014/52/EU), an EIA Screening Report for the proposed development was completed by Fehily Timoney and Company.

This EIA Screening Report was complete to assess 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 does not require an Environmental Impact Assessment Report (EIAR) to be prepared or an Environmental Impact Assessment to be conducted.

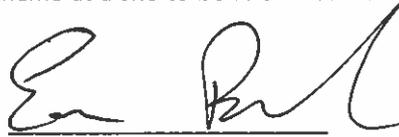
Based on the information contained in the EIA Screening Report, which has been reviewed by the competent authority, and having regard to the site characteristics and location of proposed development and characteristics of potential impacts, and having regard to Annex III criteria of the EIA Directive it is determined that an EIAR is not required for the proposal to demolish the existing Traveller Accommodation known as 'Rock Road Mansions', Lucan, Co. Dublin and to develop a new Traveller Accommodation group housing scheme at a site to be known as 'Lock Road', Grange Castle West, Lucan, Co. Dublin.



Senior Planner

**Order:** That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by Fehily Timoney, Northwood House, Northwood Crescent, Northwood, Dublin 09, makes a determination that, when viewed individually and cumulatively, an Environmental Impact Assessment Report will not be required to accompany the proposal to demolish the existing Traveller Accommodation known as 'Rock Road Mansions', Lucan, Co. Dublin and to develop a new Traveller Accommodation group housing scheme at a site to be known as 'Lock Road', Grange Castle West, Lucan, Co. Dublin.

04/02/2025  
Date



Director of Land Use Planning and Transport