

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)

Proposed Mixed Tenure Housing Development of 29 homes and all associated site and development works on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, South Dublin County Council is proposing to carry out the construction of a mixed tenure housing development of 29 homes and all associated site and development works on a site at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of the 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)*, screening of the development for EIA was carried out on behalf of SDCC in February 2026 by Fehily Timoney Environmental and Engineering Consultants of Unit 3 & 4, Northwood House, Northwood Crescent, Dublin D09 X899

EIA is not mandatory for the proposed development under 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 the proposal has been assessed in accordance with the criteria for sub-threshold development for 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 to determine whether a sub-threshold development should be subject to EIA.

Based on the information contained in the EIA screening report and having regard to the nature, scale, location and site characteristics of the proposed development and the characteristics of potential impacts, it is determined that the proposed residential development at Castlefield Avenue, Old Knocklyon Road, Dublin 16 is not likely to have significant effects on the environment (either directly, indirectly or cumulatively with any other plans or projects in the area) and there is no requirement for an EIA.


 Senior Planner

Order: That South Dublin County Council as the Competent Authority having considered the information contained in the EIA Screening Report prepared by Fehily Timoney and Company and having regard to the nature, scale, location and site characteristics of the proposed development, makes a determination that, when viewed individually and cumulatively with other plans and projects, an Environmental Impact Assessment is not required for the proposal for a Mixed Tenure Housing Development of 29 homes and all associated site and development works on a site at Castlefield Avenue, Old Knocklyon Road, Dublin 16.


 Director of Planning and Transport

04/03/2026
 Date

To whom the appropriate powers have been delegated by order number DEW 2825 of the Chief Executive of South Dublin County Council