

PROPOSED WHITECHURCH SPORTS FACILITY, DUBLIN 16

Report to Inform Environmental Impact Assessment (EIA) Screening

Prepared for:

South Dublin County Council



Comhairle Contae South Dublin
Átha Cliath Theas County Council

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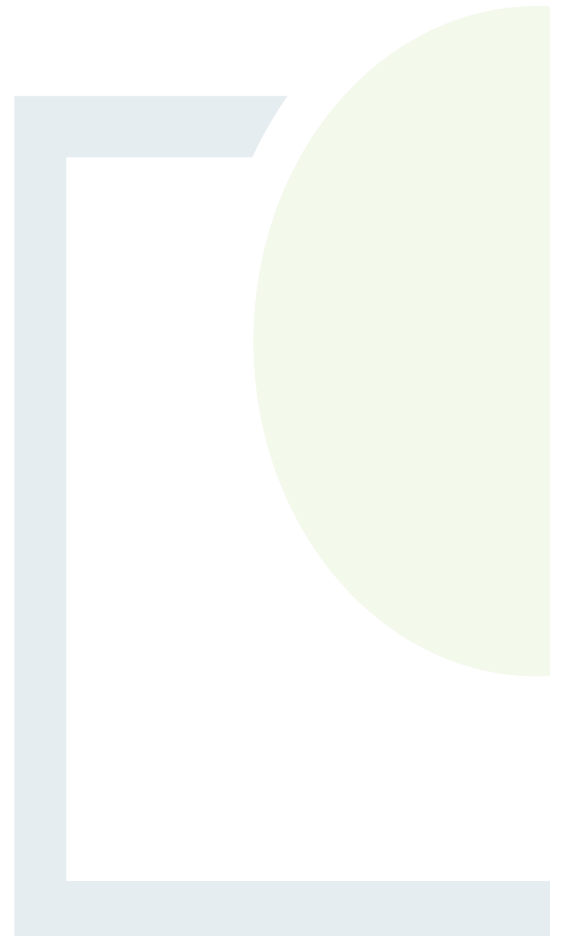
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Abstract: Fehily Timoney and Company is pleased to submit this Report to Inform EIA Screening to South Dublin County Council for their Part 8 Planning Process for the proposed Whitechurch Sports Facility at Glenmore Court, Dublin 16.

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1. INTRODUCTION AND BACKGROUND

1.1 Introduction

South Dublin County Council (SDCC) intends to carry out an Environmental Impact Assessment (EIA) Screening for a proposed single-storey sports facility (hereafter referred to as 'the proposed development') on sports grounds located at Glenmore Court, Rathfarnham, Dublin 16.

Fehily Timoney and Company (FT) have been commissioned by SDCC to prepare a report to inform their EIA Screening for the proposed development.

1.2 Project Overview

The proposed development will house the Whitechurch Boxing Club and Wanderers GAA Ballyboden, along with all associated works on undeveloped land north of the sports grounds connected with the school Scoil Mhuire, at Glenmore Court, Rathfarnham, Dublin 16.

The proposed development shall consist of:

- i. Construction of a new single-storey community sports facility building with a gross floor area (GFA) of c. 396 sqm, which is proposed to be accessed off the existing laneway to the west of the site. The structure will accommodate a boxing ring, training spaces, storage rooms, changing facilities, staff offices, and all of the required supporting spaces and services.
- ii. All associated site and infrastructural development works, including provision for hard and soft landscape works, paths, lighting and varied site boundary treatment comprising walls and fencing.



2. RELEVANT EXPERIENCE AND EXPERTISE OF REVIEWER AND ASSESSOR

Sanghamitra Nidhi Dutta of FT was responsible for completing this assessment and report. Sanghamitra is a Senior Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. She has in-depth knowledge of environmental policy, legislation and assessment procedures.

Richard Deeney of FT was responsible for reviewing, checking and finalising the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team at FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental Law with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 14 years' experience. Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and is a Chartered Waste Manager. She has 25 years' experience in delivering and managing projects and infrastructure delivery for a wide variety of sectors. Bernie has extensive experience in all aspects of strategic management planning and infrastructure development in Ireland, the UK, KSA and UAE. She is an experienced planning policy analyst and strategic planner. She has in-depth knowledge of all environmental and planning policy, legislation and guidance. She has been providing environmental, planning and waste management consultancy services to public bodies for over 20 years. She has a vast amount of experience coordinating EIA, SEA and AA projects, including national, large-scale and complex projects.



3. DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT

3.1 Existing Site

The overall development site comprises 0.17 hectare (ha) and is located in the townland of Edmonstown in South Dublin County. The site is zoned 'RES - To protect and/or improve residential amenity', under current SDCC Development Plan 2022-2028. The land use zoning for RES indicates that the proposed Sports Club/Facility land use is 'open for consideration' and therefore may be acceptable subject to detailed assessment.

The proposed development site is situated on the north side of existing pitches on disused sports courts (basketball court to the west and tennis court to the east). A primary school (Scoil Mhuire) is located to the west of the site. The site is bounded to the north by ESB grounds containing the Ballyboden 38 kV substation, and Glenmore Park housing estate to the east.

3.2 Receiving Environment

The area surrounding the site is urban/sub-urban in nature, consisting largely of housing estates, community infrastructure (Scoil Mhuire located c. 20 m to the east, Church of Our Lady of Good Counsel, located c. 172 m to the south-west, Whitechurch Community and Youth Centre, located c. 320 m to the south-east, Ballyboden Family Resource Centre, located c.417 m to the south), various small businesses and retail offerings (Centra Whitechurch located c.145 m to the south, Ballyboden Post Office located c. 125 m to the south).

The wider road network surrounding the proposed development site includes the R113 (c. 230 m to the north), and the R115 (c.820 m to the west). The M50 motorway is approximately 1.3 km to the south-west. Public transport options available to the proposed development site includes Bus Stops 2983 and 2950 (Pearse Brothers Park) on the R113, which serve Dublin Bus routes 15D (Merrion Square - Whitechurch) and 74 (Dundrum Luas - Eden Quay), and private bus operator Go Ahead Ireland routes 161 (Rockbrook - Dundrum) and S8 (Kingswood Avenue - Dun Laoghaire Station).

The site boundaries do not overlap with any surface water bodies. The Proposed Development is located within the Liffey and Dublin Bay Water Framework Directive (WFD) Catchment (ID: 09), the Dodder WFD Sub-catchment (Dodder_SC_010), and the OWENADOHER_010 WFD Sub-basin (IE_EA_09O011700). Examination of EPA maps reveals that the nearest EPA watercourses to the Proposed Development site comprise the Kilmashogue (Whitechurch) Stream (EPA Code: 09K06, Order: 2nd), located c. 295 m to the east, and the Owenadoher River (EPA Code: 09O01, Order 4th), c. 570 m to the west. Both watercourses flow in a northerly direction, merging into the River Dodder (EPA Code: 09D01, Order: 5th) before feeding into the Liffey Estuary Lower (ID: IE_EA_09O_0300) c. 9.5 km (instream distance) to the north-east. The last known Q-values for these watercourses are 'Q3 - Poor' for the Kilmashogue (dated 1991) and 'Q4 - Good' for the Owenadoher (2010).

The site is classified as Discontinuous Urban Fabric under CORINE land cover (2018). Soils and subsoils underlying the proposed development site are classified as 'Urban' and 'Made' respectively, indicating that the site has been impacted by human activity long-term.

The site is identified to be a Poor Aquifer by GSI, described as 'Bedrock which is Generally Unproductive except for Local Zones'. Groundwater vulnerability at the site is 'Moderate', defined as 'Groundwater here has natural characteristics that mean it has moderate vulnerability to contamination by human activities.



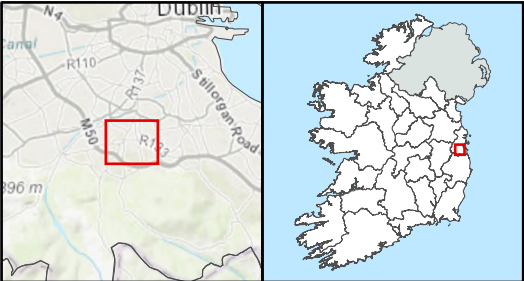
The nearest nationally protected site includes the Dodder Valley pNHA (c.3 km to the north-west) and Fitzsimon's Wood pNHA (c.3.6 km to the south-east), while the nearest European Sites include the Wicklow Mountains SAC (c.4.7 km to the south) and Wicklow Mountains SPA (c.4.7 km to the south). The accompanying AA Screening Report has considered European Sites that are within the Zone of Influence (as established within the AA Screening), which includes the Wicklow Mountain SPA, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, North-West Irish Sea SPA, and Dalkey Islands SPA.

The site boundary does not contain any features from the Sites and Monuments Records. A cluster of these features (Cross-slab, font and graveyard) exist approximately 500 m south-east of the site. Built heritage within the wider area includes a row of houses fronting Whitechurch Road (c.235 m to the east of the proposed development site) that have a 'Regional' designation in the National Inventory of Architectural Heritage for their architectural and social value. This cluster is also part of an Architectural Conservation Area (ACA), Whitechurch Road and Taylor's Lane Cottages, Rathfarnham, that comprises twelve semi-detached cottages along Whitechurch Road, ten semidetached cottages and two semi-detached, two storey houses which are similar to the development on Taylor's Lane and date from the early twentieth century. The distinct character derives from a shared palette of materials including natural slate, granite construction, stone boundary walls, buff coloured brick, brick chimney stacks, repetitive patterns and contribution to streetscape.

The subject site is located within the 'Urban' Landscape Character Area, as defined within the South Dublin County Development Plan (CDP) 2022-2028. The 'Urban' LCA covers a significant portion of the county and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin City, with extensive housing estates alongside industrial and commercial developments. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants. Landscape sensitivity for this LCA remains unclassified ('N/A').

The site is not located near any waste facilities, dump sites, or historic landfills. There are no upper tier or lower tier Seveso sites within 1 km of the proposed development site.

The proposed development site is not located within an area designated for fluvial flood risk. There is no pluvial flood risk available for the site.



- Legend**
- Site Boundary
 - Townlands
 - Rivers

TITLE: Site Location and Context	
PROJECT: Proposed Sports Facility at Glenmore Court	
FIGURE NO: 3.1	
CLIENT: South Dublin County Council	
SCALE: 1:10,000	REVISION: 0
DATE: 14/04/2026	PAGE SIZE: A3



4. RELEVANT PLANNING HISTORY

There have been no planning applications at the proposed development site.

A review of the planning history within the wider area¹ of the proposed development has been carried out and is presented in Table 4-1 (Planning applications lodged to the local authority) and Table 4-2 (Planning applications lodged to An Coimisiún Pleanála). Several relevant applications from this review have been included for the cumulative assessment, which is presented in Section 6.7 of this EIA Screening Report. Characteristic of the wider urban/sub-urban nature of the area, the planning applications largely pertain to various residential dwellings and developments, including extensions and modifications to existing structures.

¹ Considered within a 500 m zone of the proposed development



Table 4-1: Planning Applications lodged to South Dublin County Council (August 2021 to July 2026)

Application Reference	Development Address	Development Description	Grant Date / Status
SD21B/0191	655, Whitechurch Road, Dublin 16	Refurbishment of existing original cottage (45sq.m); demolition of existing ruin to the rear of the original cottage and construction of a new split-level, pitch roof extension (90sq.m) to the rear with central external courtyard and associated landscaping works.	27/08/2021
SD21A/0188	Whitechurch Library, Taylor's Lane, Rathfarnham, Dublin 16, D16 PN53	Demolition of a derelict 6sq.m single storey outbuilding and the construction of a new single storey accessible toilet facility to the rear.	13/10/2021
SD21B/0560	55, Palmer Park, Dublin 16	Single storey porch extension to front.	28/01/2022
SD21A/0235	Green Keepers Facility, Edmondstown Golf Club, Rathfarnham, Dublin 16	Single storey extensions to front and side of existing green keepers building to include for a 310sq.m extension to front to form additional green keepers building area; 14sq.m extension to side to form on-course toilet facilities; alterations to existing green keepers building including internal alterations to form staff and office areas forming new windows and fire exit door on existing elevations.	11/03/2022
SD21B/0426	46, Moyville, Dublin 16	Roof windows to front roof; alteration of existing hip roof to gable roof to accommodate stairs to attic; attic conversion to non-habitable storage space with new dormer to rear and new frosted glass window to gable end and all ancillary works.	12/05/2022
SD21A/0246	Palmyra, Whitechurch Road, Rathfarnham, Dublin 16	Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works ,landscaping ,boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.	13/07/2022
SD22B/0163	9, Glenmore Court, Dublin 16	Attic conversion for storage with two dormer windows to the rear; two 'Velux' windows to the front roof area; single storey extension to the front with parapet style roof and two roof windows; single storey extension to the rear.	26/07/2022



Application Reference	Development Address	Development Description	Grant Date / Status
SD22B/0204	20, Grangebrook Avenue, Dublin 16	Conversion of attic to non-habitable storage use; dormer window to side of hip roof and all associated site works.	16/08/2022
SD22A/0028	6, Boden Villas, Taylors Lane, Ballyboden, Dublin 16	The provision of 1 new dwelling house, entrance and all associated site works to the rear of the existing dwelling. Proposed new dwelling to be accessed via new entrance from Palmers Park.	25/10/2022
SD22B/0082	657, Whitechurch Road, Dublin 16	Demolition of existing single storey extension and outbuilding to rear of existing property; construction of a new two storey extension to the side and rear of existing dwelling; the replacement of existing casement style windows to front elevation with sash windows and all associated site works and services.	22/11/2022
SD22B/0479	46, Glendoher Drive, Rathfarnham, Dublin 16	The development will consist of the following 1. Proposed two story Extension to front and side of exiting dwelling including conversion of existing garage. 2. Proposed single story extension to rear of existing dwelling. 3. Alterations to existing elevations and internal layout 4. All associated site works.	10/02/2023
SD22B/0349	9, Glenmore Court, Dublin 16	Amendment to existing planning permission SD22B/0163, dormer window to the front roof area.	10/02/2023
SD22B/0357	636, Whitechurch Road, Rathfarnham, Dublin 16	Demolition of existing flat roof extension to the rear; Construction of a part single-storey flat roof, part two storey pitched roof extension, which is partially sunken to the rear, with two associated rooflights; Replacement of the front existing pvc windows with timber frame windows; Widen existing vehicular entrance, creation of a new parking area to the front of the property and new front stone boundary wall, together with all associated site, landscaping and ancillary works to the site location in an ACA.	20/02/2023
SD23A/0129	29, Glendoher Park, Rathfarnham, Dublin 16	Construction of three bedroom detached two storey dwelling to side garden of existing two storey dwelling; Provision of new vehicular entrance to proposed dwelling; Amendments to boundary wall (south) to side of proposed dwelling; All other associated site works.	05/09/2023
SD23B/0159	154, Moyville, Rathfarnham, Dublin 16	The development will consist of a new single storey extension with flat roof at ground floor level to the rear, and a new single storey extension with flat roof at 1st floor level to the side of the existing house, conversion of the existing garage to a play	12/09/2023



Application Reference	Development Address	Development Description	Grant Date / Status
		room, a new front window to replace garage doors, a new roof light to the side of the main roof and associated site works.	
SD24A/0006	46, Glendoher Drive, Rathfarnham, Dublin 16	Alterations to previously approved extension and fenestration of elevations (Reg Ref. SD22B/0479); All associated site works.	16/04/2024
SD23A/0225	636, Whitechurch Road, Rathfarnham, Dublin 16	1) The subdivision of site. 2) The provision of a two storey infill dwelling to the rear of no. 636 Whitechurch Road. 3) Amendments to the existing vehicular entrance and associated works. 4) The provision of a new vehicular entrance accessed from the existing dwelling's entrance, together with 2 no. parking spaces to serve the proposed dwelling. 5) A new connection to the existing waste water and water supply. 6) Together with all landscaping and ancillary works to the site located in an ACA.	29/04/2024
SD24B/0111	40, Palmer Park, Rathfarnham, Dublin 16, D16T188.	(i) Retention of single storey extension to side and rear of existing dwelling and; (ii) Permission for dormer extension to rear of existing building; and all associated site works.	25/06/2024
SD24B/0185	3, Grangebrook Avenue, Dublin 16	Planning Permission for alterations to the existing hip roof to extend ridgeline and create a dormer to side to accommodate an attic stairs allow conversion of attic in to non-habitable storage space, with roof windows to the front roof, all with associated ancillary works	23/07/2024
SD24B/0205	54, Whitechurch Way, Rathfarnham, Dublin 16,, D16E2R5	Development will consist of a new detached building to the rear of the existing site to be used for the office/gym and storage and all ancillary works.	12/08/2024
SD24B/0235W	55, Glendoher Drive, Rathfarnham, Dublin 16, D16 PH61	Garage conversion for extended living. Single storey front extension. Widening of front vehicular access.	20/08/2024
SD24B/0323	Mountain View, Taylors Lane, Ballyboden, Rathfarnham, Dublin 16	Permission to demolish existing single storey extension, shed, Garage and entrance porch and replace with a new single storey extension and porch, new dormer to rear for attic conversion, construction of detached garage to rear of property widening of existing entrance, associated site works and services	14/10/2024



Application Reference	Development Address	Development Description	Grant Date / Status
SD24B/0378W	144, Whitecliff, Rathfarnham, Dublin 16, D16 A9W6	A carport conversion, a single-storey extension to the front, and all ancillary works necessary to facilitate the development.	05/12/2024
SD24B/0442W	10, Moyville Lawns, Ballyboden, Dublin 16, D16 RH24	Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear.	08/01/2025 00:00
SD24A/0209W	42, Whitechurch Avenue, Ballyboden, Dublin 16	The development will consist of a single storey bay window (2.1m.sq.) to front of existing dwelling, a single storey 2 bedroom dwelling (69m.sq.) On lands to side of existing dwelling, a new driveway entrance and associated site works.	11/03/2025
SD25B/0012W	No. 27, Glendoher Drive, Rathfarnham, Dublin, D16 E5A0	The proposed development for permission will consist of Demolition of existing single storey extension / garage to side and rear; Construction of a single storey extension to the front and side including rooflight and covered areas to front; Alterations to existing windows / doors and/or new openings at ground floor to front and rear; Widening of the front existing vehicular entrance to 3.5m and associated alterations to plinth, railings and gates; All associated demolition, internal layout alterations, associated site, landscaping and drainage works.	08/04/2025
SD24B/0510W	Sunbrae, Taylors Lane, Rathfarnham, D16 K2T6	Single storey extension to the side of the house and associated site works.	16/04/2025
SD25B/0026W	26 Whitechurch Avenue, Ballyboden, Dublin 16, D16V020	Proposed single story flat roof extensions to side, rear and a small porch extension to the front of the property. Modifications to the front facade, internal modifications and associated site-works	22/04/2025
SD25B/0093W	40, Pearse Brothers Park, Rathfarnham, Dublin 16, D16 VW28	Formation of Attic Room with dormer to the rear and all associated site works	27/05/2025
SD25B/0207	25 Grangebrook Avenue, Rathfarnham, Dublin 16	Raise existing gable wall up to roof level to form a new dormer structure with window to the side of Dwelling 2 Velux windows to front and 2 Velux windows to rear of roof and minor internal alterations	10/07/2025



Application Reference	Development Address	Development Description	Grant Date / Status
SD25B/0323W	29, Grangebrook avenue, Rathfarnham, Dublin 16, D16Y8V0	Planning Permission for alterations to the existing hip roof to extend ridgeline and create a dormer to side to accommodate an attic stairs allow conversion of attic in to non-habitable storage space, with roof windows to the front roof & rear roof, all with associated ancillary works	28/08/2025
SD25A/0180W	Site to the rear of, 6 Boden Villas, Taylors Lane, Rathfarnham, Dublin 16, D16 K7X2.	The development consists of an amendment to previously granted Planning Permission Number: SD22A/0028, to add an additional floor to the rear of the building to contain 2 bedrooms and amendments to the elevations.	03/11/2025
SD25B/0526	20, Whitechurch Park, Dublin 16	Retention of dormer structure to rear roof elevation and domestic shed in rear garden for non - habitable purposes.	10/12/2025
SD25B/0525W	4, Grangebrook Park, Rathfarnham, Dublin 16, D16P2T1	Development will consist of an attic conversion including a dormer window to the side of the existing hipped roof , installation of two no. rooflights to the front and minor internal alterations.	10/12/2025
SD25B/0570W	1 & 2, Saint Roch, Taylor's Lane, Rathfarnham, Dublin 16 D16 T2V8, D16R2N3	Retention Permission to retain as constructed 2 no Front Porches , 2 no domestic Garden rooms, boundary walls ,Piers and gated entrances along with all ancillary site development works at Nos. 1 & 2, Saint Roch, Taylor's Lane, Rathfarnham, Dublin 16, D16	06/01/2026
SD25B/0700W	1, Taylor's Lane, Rathfarnham, Dublin 16, D16T0V6	The demolition of existing single storey porch and construction of new enlarged flat roofed porch to front and all associated site works.	18/02/2026
SD26B/0013W	17, Grangebrook Avenue, Rathfarnham, Dublin, D16 X4R2	A dormer roof with windows, to the side of the dwelling. Works to include 2 Velux windows to front and 2 Velux windows to rear of roof and minor internal alterations.	12/03/2026
SD218/0008	Pearse Brothers Park, Rathfarnham, Dublin 16	Social Housing Project for Independent Living for Older Persons consisting of 10 units on undeveloped lands at Pearse Brothers' Park, Rathfarnham, Dublin 16. The proposed development shall consist of: 6 1-Bedroom 1 storey houses (2 person); 2 2-Bedroom	11/20/2021



Application Reference	Development Address	Development Description	Grant Date / Status
SD26B/0108W	24, Grangebrook Ave, Rathfarnham, Dublin 16, D16 X8P3	Attic conversion for storage with a dormer window to the rear, a rooflight to the front roof slope, a raised gable to the side, and a new gable window.	10/04/2026
SD26B/0130W	2, Whitechurch Green, Rathfarnham, Dublin 16	Attic conversion with dormer roof to rear roof slope and three number velux rooflights to front roof slope and all associated site works.	12/05/2026
SD25A/0202W	Vital Fabrication, Taylors Lane, Ballyboden, Dublin 16, D16 F8F7	Retention and Planning Permission for: (1) retention of existing concrete slab (2) completion of slab & planning permission for extension to existing Fabrication unit, additional floor area circa 153sqm.	11/05/2026
SD25A/0148	61, Pearse Brothers Park, Rathfarnham, Dublin 16	Proposed Bungalow and Associated site works with access across existing grass verge to rear of 61 Pearse Brothers Park, Rathfarnham Dublin 16 and for the construction of public footpath and 3 number car parking spaces to existing grass verge.	Undergoing clarification of additional information. To be decided by 23/01/2026.
SD26B/0103W	Mountain View, Tayors Lane, Ballyboden	Retention to retain dormer window as-built on foot of planning permission ref SD24B/0323 at the rear of property.	05/05/2026



Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (August 2021 to July 2026)

Case Reference (ACP)	Development Description	Development Address	Decision Date / Status
317443	Demolition of Institutional buildings and associated outbuildings, construction of residential development comprising 402 apartments within 3 blocks ranging in height from 2 to 5 storeys over basement/ lower ground floor; Creche, 2 retail units , communal space, new public park, 290 car parking spaces, 1,054 cycle parking spaces; revised vehicular access from Edmondstown Road, pedestrian/cyclist accesses, road improvement works and all associated site development works. NIS submitted with the planning application.	Site at Taylors Land and Edmondstown Road, Taylors Lane, Ballyboden, Dublin 16	11/10/2023
314004	3-4 storey nursing home building, the protection and preservation of Newbrook House (a Protected Structure) new vehicular access and pedestrian access off Taylors Lane, communal open space and facilities open to the public such as hair salon, function suite and cinema, 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 cycle parking spaces. 5 three-storey dwellings with associated parking landscaping and services.	Lands to the south of Taylor's Lane, within the cutilage of Newbrook House, a Protected Structure, Taylor's Lane, Ballyboden, , Dublin 16	18/12/2023
322702	Demolition of Institutional buildings and associated outbuildings, construction of residential development comprising 402 apartments within 3 blocks ranging in height from 2 to 5 storeys over basement/ lower ground floor; Creche, 2 retail units , communal space, new public park, 290 car parking spaces, 1,054 cycle parking spaces; revised vehicular access from Edmondstown Road, pedestrian/cyclist accesses, road improvement works and all associated site development works. NIS submitted with the planning application.	Site at Taylors Land and Edmondstown Road, Taylors Lane, Ballyboden, Dublin 16	22/09/2025
322650	Whether the landscaping & recreational improvements consisting of the installation of the boules court and 4 insect bars, 2 large pollinator flower beds, bulb planting and tree planting and the installation and specification of the Boules Court and 4 inspect bars is or is not development or is or is not exempt.	Pearse Brothers Park, Ballyboden, Dublin 16	26/01/2026



Case Reference (ACP)	Development Description	Development Address	Decision Date / Status
322999	Whether the removal landscaping features and recreational, community and biodiversity amenities at Pearse Brothers Park, is or is not development or is or is not exempted development.	The open space/greenspace/neighbourhood Park opposite houses 25-34 Pearse Brothers Park, Ballyboden, Dublin 16	26/01/2026
323007	Whether the removal of an existing pedestrian public footpath within Pearce Brothers Park, is or is not development or is or is not exempted development.	Pearse Brothers Park, Park Estate, Ballyboden, Dublin 16	26/01/2026
323626	Whether the installation of storm water attenuation infrastructure and related drainage works is or is not development or is or is not exempted development.	25 -34 Pearse Brothers Park, Pearse Brothers Park Estate, Ballyboden, Dublin 16	Case ongoing
500960	Construction of flat roofed porch to front and all associated site works.	1, Taylor's Lane, Rathfarnham, Dublin 16, D16T0V6	10/06/2026



5. PROJECT DESCRIPTION

5.1 Purpose/Rationale for the Proposed Development

The proposed development site is located on lands zoned for existing residential (RES) use, reflecting a commitment to the preservation and enhancement of residential amenities. Under this zoning designation, the proposed Sports Club Facility is a development 'Open for Consideration'.

The South Dublin CDP recognises the importance of sports facilities for health and wellbeing, and is committed to ensuring that all communities have access to a range of such facilities to meet a diversity of needs. In line with County public health objectives and the Healthy Ireland Framework and the National Physical Activity Plan, the Council will seek to ensure that an appropriate range of sport and recreational facilities are provided, considering the age profile, demographics and population growth targets.

SDCC, therefore, proposed to develop a sports facility that will serve as a hub for community engagement and social interaction, considering that the site is relatively underdeveloped and generally level in elevation without severe contouring. The proposed development also supports the following policy and objectives of the CDP:

- **Policy COS4: Sports Facilities and Centres:** Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.
- **COS4 Objective 12:** To support the provision of a dedicated sporting centre in Whitechurch Estate which could be used by local sports clubs including Whitechurch Boxing Club, Wanderers GAA Club, Ballyboden and other local clubs. Ideally it would comprise a boxing ring, changing and shower facilities and storage facilities for local clubs.

5.2 Construction Phase of the Proposed Development

5.2.1 Overview of the Proposed Construction Works

5.2.1.1 *Sequence of Construction Works*

The following construction sequence is expected to be carried out for the proposed development:

- Installation of temporary construction site area.
- Breaking of hard-standing areas, as required.
- Minor excavation to formation levels: A standard depth of 1.2 m (from the building foundation) is envisaged, with the exception for attenuation areas, which will be excavated at a maximum depth of 1.8 m. Excavated material will be re-used on site as feasible, with the excess material managed by the Contractor Proposal and a Construction Waste Management Plan.
- Laying of building foundations
- Backfilling of excavated material and any imported fill required will take place.
- Construction of the sports facility building, as per the development description.
- Installation/modification of site services, as set out below:
 - The construction of a wastewater connection to the existing wastewater sewer.
 - Connection of the facility to the existing ESB network.



- Construction of new hardstand areas, as necessary.
- Building furnishings will be completed.
- Site clean-up and commissioning will be carried out.

5.2.2 Construction Programme

It is anticipated that construction undertaken over a 12- to 15-month period, with commencement at the subject site in Q2 of 2027. Construction works will occur between the following hours:

- 07.00 to 19.00 on Monday to Friday;
- 09.00 to 13.00 on Saturdays.

No work will be undertaken on Sundays, bank holidays and public holidays.

5.2.3 Environmental Management during Construction

The construction works will be undertaken in accordance with a Construction Environmental Management Plan (CEMP). This CEMP will cover the following aspects:

- Environmental Management System (EMS) requirements.
- Pollution Prevention
- Management of Noise, Vibration and Dust
- Surface Water Management
- Soil Management
- Emergency Response

The Contractor responsible for the construction works will be required to develop and implement a Construction Traffic Management Plan (CTMP) to manage safe access and egress of construction vehicles from the site and the movement of plant and vehicles around the site.

A Construction Stage Health and Safety Plan (CSHSP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and the environment due to the construction works.

5.3 **Operational Phase of the Proposed Development**

The proposed development will form part of the community infrastructure within the area, with use by local sports clubs. The facility will require and use various utilities.

Wastewater generated from the proposed development will be discharged to the existing sewer network. Two options for connection points were identified for the proposed development:

- Existing mains to the west of the site
- Existing connection to the north-west of the site, shared with Scoil Mhuire.



Both identified options have been considered in this assessment. Water supply for the proposed development is proposed to be connected to the existing mains to the north of the proposed development.

Energy use at the facility will be sourced from the existing ESB network in the area.

The building will be designed to Nearly Zero Energy Building (NZEB) and Non-Domestic Energy Assessment Procedure (NEAP) requirements with a Building Energy Rating (BER) of A1.

The Sustainable Drainage Design Statement for the proposed development has been prepared by McCloy Consulting. The proposed SuDs approach for the proposed development will involve development runoff being collected and stored using an arrangement of vegetated rill (and associated voided storage) and a rain garden. Flow controls will be placed upon the rain garden located at the site access. Due to the relatively flat nature of the site, a single flow control will allow runoff to be attenuated in the SuDS features located at ground level.

Hydraulic analysis for the proposed development demonstrates that the use of a 22 mm orifice plate will limit flows from the 653 m² development to a maximum of 1 Lps for the 100 year +20% climate change rainfall event.

With regards to pollution control, the use of a swale will curb pollution hazards (identified to the be paved area for the proposed development). The developer will be responsible for ensuring the maintenance of the drainage system is provided as part of the overall management plan for the site.

Existing planting at the site is proposed to be retained wherever feasible. For new landscaped areas, native species of local provenance will be planted to support biodiversity. Since the proposed development site is primarily situated on asphalted sports courts, most of the landscaped area will remain as grass to serve the intended purposes of the space.

Traffic at the subject site is not expected to increase as the facility will primarily serve local residents and children. The new facility will consolidate the existing sports activities currently being done in the adjacent areas (e.g. GAA Club) without significantly increasing demand. No additional parking has therefore been proposed. Any occasional vehicular need will be met by parking at the school grounds as pedestrian and local access will be prioritised and encouraged over vehicular travel.



6. EIA SCREENING

6.1 Legislative Background

The European Union Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

“In order to ensure a high level of protection of the environment and human health, screening procedures and EIA assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during the construction, operational and, where relevant demolition phases”.

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA'.

The EIA criteria above are quite clear and prescriptive, however in addition to the above, Schedule 5 also includes a section relating to 'sub threshold' (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and therefore an EIA is not mandatory.

6.2 Relevant EIA Screening Guidelines

The assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).
- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).



6.3 Requirements for Mandatory EIA

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 of the Regulations.

The proposed development relates to the following classes of development defined under Schedule 5, Part 2 of the Regulations:

- Development Class 10(b)(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.
- Development Class 15: 'Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The proposed development is below the applicable thresholds outlined for the above development classes, but constitutes 'urban development' due to its location. Although a mandatory EIA is not triggered for the proposed development, an assessment, having regard to the criteria set out in Schedule 7, of the proposed development's likelihood to have a significant effect on the environment, will be undertaken. If it is likely that the project will have a significant effect on the environment, having regard to the criteria set out hereunder, an EIA will be required.

The Guidelines on Information to be contained in Environmental Impact Assessment Reports, EPA 2022 notes that even where a proposed development is not a type that requires EIA, determining whether Sub-threshold EIA Screening is required is an increasingly complex issue and should not be decided on without full consideration of the EIA Directive's 'wide scope and broad purpose' as set out in the European Commission's document entitled *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (2015).

6.4 Sub-Threshold EIA Screening

The proposed development has been screened in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive to confirm that there will be no significant impacts associated with the proposed development. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.



Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018² implements this Directive in Ireland. These criteria are as follows:

1. Characteristics of the proposed development

The characteristics of proposed development, in particular:

- a) *The size and design of the whole project;*
- b) *Cumulation with other existing and/or approved projects;*
- c) *The use of natural resources, in particular land, soil, water and biodiversity;*
- d) *The production of waste;*
- e) *Pollution and nuisances;*
- f) *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;*
- g) *The risks to human health (for example due to water contamination or air pollution).*

2. Location of Projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, 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:*
 - iii. *Wetlands, riparian areas, river mouths;*
 - iv. *Coastal zones and the marine environment;*
 - v. *Mountain and forest areas;*
 - vi. *Nature reserves and parks;*
 - vii. *Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
 - viii. *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;*
 - ix. *Densely populated areas;*
 - x. *Landscapes and sites of historical, cultural, or archaeological significance.*

² S.I. No. 646 of 2018.



3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), 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 approved projects;*
- h) The possibility of effectively reducing the impact.*

This assessment utilises the EIA Screening Checklist as detailed in the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-Threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive. The results of the assessment are presented in Table 6-1.



Table 6-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No. The construction works proposed are modest in nature, extent and scale. Only a small quantum of excavation will be carried out within a limited footprint. The proposed development will not result in any significant physical changes in the locality and will have no impact on water bodies, considering proposed mitigation during the construction phase and design of the proposed development.	No.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	A moderate amount of standard construction materials will be used over the construction phase for the proposed development. Water and energy are used for the production of such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant adverse effects. The proposed sports facility will be designed to achieve an A1 or A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.	No likely, 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 and nature of the development.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	The construction phase will involve the use of plant which may be powered by fossil fuels, and which will generate tailpipe emissions. The effects generated from this will be short-term and imperceptible given the scale of construction activity proposed, however.	The proposed development will not utilize or produce substances or materials which could be harmful to human health or the environment. The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone which will not be required for backfilling will be dispatched from the site to an appropriately authorised waste facility for appropriate management. This will be done in accordance with the Contractor Proposal, which will be prepared at the tender stage. The proposed development will generate wastewater during its operational phase. This will be discharged to the existing sewer network through a proposed connection for treatment at the Ringsend Waste Water Treatment Plant. Additional waste, including sanitary waste, generated over the operational phase will be managed in accordance with waste legislation, at appropriately authorised waste facilities.	Method Statements and a Site Management Plan will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	There will be small amounts of construction and demolition (C&D) materials generated over the construction phase. Excavated material will be re-utilised on-site where possible or will be dispatched to an authorised appropriate waste facility for management (where testing determines that such re-use is acceptable). All other incidental C&D waste material will be managed at appropriately authorised waste facilities for management A modest amount of sanitary waste will be generated from the sanitary facilities during the operational phase of the proposed development.	No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively small in nature given the scale and nature of the construction works. Waste generated during both phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Such waste will be collected from the proposed development by authorised waste collectors and sent to authorised waste facilities for management.	
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. The effects of such emissions will be short-term and imperceptible. The proposed development may generate some levels of dust-generating localised nuisance. Comprehensive construction phase dust management measures will be defined in the CEMP to be produced by the appointed Contractor, prior to commencement of construction works. The proposed sports facility will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 or A2 Building Energy Rating. Emissions relating to the operational phase of the proposed development (that is, indirect emissions from energy use) will be permanent and imperceptible given anticipated levels of energy usage associated with the unit.	No. The effects of construction phase related emissions will be short-term and imperceptible, given the magnitude of construction to take place. No emissions of significance will be generated during the operational phase of the proposed development. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development (Amendment) Act 2021.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Noise emissions will occur during construction works, due to mobile plant operation, material handling, etc. Such noise will be intermittent, short-term and not significant in nature given the limited scale of construction activities to take place.	No. Noise emissions during construction will be intermittent and short-term . Construction works will be undertaken during the defined working hours, as stated within the South Dublin County Development Plan.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Noise emissions over the operational phase will be imperceptible due to the scale and nature of the proposed development. The unit will be used occasionally by local sports clubs and will exist adjacent to existing pitches. This type of use is consistent with existing activity in the area. The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation, which may result in likely, significant effects on the environment, given the scale of the development and construction works and the nature of the surrounding environment.	Noise emissions arising from construction activities impacting nearby sensitive receptors will be not significant in magnitude. Appropriate construction phase and environmental mitigation measures will be defined in the CEMP and implemented to mitigate such emissions during the construction phase. The proposed development is unlikely to cause significant noise impacts on the receiving environment over its construction or operational phases.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	There is limited potential for construction activities to result in contamination of environmental receptors given the scale, nature and extent of construction activities. It is not envisaged that significant volumes of surface water run-off will be generated at construction working areas given the extent and permeable, soft ground characteristics at these areas. Construction phase drainage management will be determined by the appointed Contractor prior to the commencement of works, and a CEMP will be developed and implemented. Furthermore, no fuels will be stored on-site during construction. The operational phase of the proposed development will not result in any environmental contamination. The use of a swale in the SuDS design will prevent and minimise any pollution hazards arising from surface water runoff.	No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at areas where work will be undertaken to prevent the discharge of silt-laden runoff from the site to the receiving environment. The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development. The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Wastewater generated during the operational phase will be directed to the Uisce Éireann (UÉ) sewer network, in agreement with UÉ.	
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Construction phase activities have the potential to create risks to human health and safety. These works will be carried out in accordance with the appointed Contractor's methodologies and will adhere to Safety, Health and Welfare at Work Act and associated Regulations. There are no risks to health and safety during the operational phase of the proposed development. The proposed modular unit has been designed to be safe and comfortable for users of the facility.	No. Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Method Statements which will be prepared by the appointed Contractor, the risk of accidents is low.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	The construction phase of the proposed development will impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in a localised, short-term and positive effects. The construction of the sports facility in the area will contribute positively to the local community by providing an appropriate space to consolidate various sports activities already occurring in the area. The nature of these effects be slight, long-term to permanent and positive.	The proposed development will not have any significant adverse effects due to its scale and nature. There will be slight positive effects on the local demography.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	The proposed development will not lead to any additional consequential development. There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects. The proposed development is consistent with and complimentary to existing land use activities at the site. A review of the SDCC and ACP planning portals (See Section 4) was undertaken to determine whether there is potential or permitted development that generates effects that may combine with the effects of the proposed development to create significant environmental effects. It is concluded that the proposed development will not result in any significant adverse cumulative effects, having regard to the design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No. The proposed development will not give rise to significant impacts in combination with any other existing or permitted development projects in the surrounding area.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	The proposed development is not located within or close to any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values. The closest protected site is the Dodder Valley pNHA located c.3 km to the north-west. The closest European Sites, the Wicklow Mountains SAC and the Wicklow Mountains SPA, are located over 4 km to the south of the proposed development site. There are no cultural heritage features within the site boundary or in the vicinity that could be impacted from the construction works.	No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes that <i>'Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i> The proposed development will have no impact on any sensitive ecological receptor or European Sites, given the nature and magnitude of the development, its area of influence having regard to identified potential environmental effects, and the distance from the development to the protected sites.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project	No. The surrounding area is typical of urban/sub-urban playgrounds comprising of grassland, tree-lines and hedgerows. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value. A Preliminary Ecological Appraisal was carried out for the proposed development. This assessment concluded that there were no significant ecological constraints on-site and has defined mitigation measures to be implemented to ensure the appropriate protection of possible ecological receptors.	No. Given the nature and scale of the proposed development and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	No. The surrounding area is typical of urban playgrounds comprising of grassland, tree-lines and hedgerows. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value. There are no important or sensitive species of fauna or flora situated at or around the proposed development, or in the wider area, which will be impacted by the development. A Preliminary Ecological Appraisal was carried out for the proposed development. This assessment concluded that there were no significant ecological constraints on-site and has defined mitigation measures to be implemented to ensure the appropriate protection of possible ecological receptors.	No. Given the nature and scale of the proposed development and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development. The nearest EPA waterbodies include the Kilmashogue to the east and the Owenadoher to the west. Both watercourses are over 200 m away from the proposed development site and will not be affected by construction activities. During the construction phase, limited earthworks will occur over a short period of time; however, these will not be deep enough to affect groundwater yield, flow or quality.	No. Given the design, nature and scale of the proposed works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in significant adverse effects on any receiving waters.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	No operational phase impacts are anticipated. Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.	
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No. The project development site is located within the 'Urban' Landscape Character Area (LCA), which covers the core built up areas of the Local Authority functional area. This LCA has historically functioned as hinterlands to Dublin City, with housing estates alongside industrial and commercial developments. The proposed development is limited in scale, relative to the scope of the surrounding landscape and is aligned with the character of the existing landscape and will not affect the scenic value of the location.	No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	The wider area surrounding the site is typical of suburban fabric, with housing estates, a school, and businesses. The wider road network surrounding the proposed development includes the R113, R115 and the M50 motorway can be accessed via R113 at Junction 12. Construction phase traffic will be managed with the appointed Contractor over the duration of the works. Once operational, access to the sports facility will be through the west of the site via Glenmore Court.	No. The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development, given the scale and nature of the development, and environmental mitigation to be adopted and embedded in the design of the development.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The construction phase of the proposed development will result in the restriction of access to parts of the pitch where works will be carried out. This will however be short-term and will not impact adjoining recreational facilities or amenities. The operational phase of the development will not impact any surrounding facilities or routes in the location.	
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No. The wider road network surrounding the proposed development includes the R113, R115 and the M50 motorway can be accessed via R113 at Junction 12. The wider road network is capable of accommodating the modest additional traffic generated over the construction phase. Construction phase traffic will be managed by the appointed Contractor over the duration of the works. Once operational, the sports facility will be accessed through the west of the site, via Glenmore Court. The facility will not generate significant additional vehicular traffic as its intended use will be for the local residents and sports clubs. Any additional vehicular parking needs is foreseen to be met by the neighbouring school parking facilities.	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase. A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
18. Is the Project in a location in which it is likely to be highly visible to many people?	The site is not located in a highly visible location. It is not elevated and is currently screened to the west (off Glenmore Court) by the hedgerows and tree lines running across the perimeter of the school property and is bound by residential houses to the east. Works will be carried out with site hoarding for safety and security, which will screen the site over the construction phase. Once constructed and operational, the proposed development will be consistent with the receiving environment. There will be no significant visual effects over this phase.	There will be no significant visual impacts during the construction phase due to the scale and nature of the proposed development. The works will be short-term and visual screening will be provided in the form of hoarding to prevent views into the construction site. The proposed development will not generate any significant effects on landscape character or visual amenity due to its miniscule size in the context of the surrounding landscape/visual environment.
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	No features from the Sites and Monuments records are present on the proposed development site. The nearest features are located approximately 500 m south-east of the proposed development site. Built heritage features can be found c. 235 m to the east fronting Whitechurch Road.	The proposed development will not impinge on or adversely affect the settings of any protected monuments, as there are no recorded features within the site boundary or within its surroundings. A suitably qualified archaeologist will be engaged to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping and groundworks during the development. Identified archaeological remains will be preserved in accordance with National Monuments Service requirements.
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	The proposed development is proposed to be located on sports grounds lands associated with the adjacent School Scoil Mhuire. The site itself is not greenfield, with a paved surface for a basketball court and a tennis court.	While there will be loss of open space at a miniscule scale, the scale and nature of the proposed development will not result in any adverse significant effects on the receiving environment or ecology



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The site is of low ecological value however and is surrounded by suburban fabric. The development will only result in a minor loss of Amenity Grassland. The proposed development is aligned with the zoning objectives of the lands, which is RES ('To protect and/or improve residential amenity under SDCC current Development Plan'), and the proposed development is development 'Open for Consideration' in this zone. The proposed development will provide safe and appropriate facilities for local sports clubs to use.	The proposed development will have a positive effect on the local community by providing safe changing and storage facilities for the local sports clubs.
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	The proposed development is consistent with the land use and land use zoning within the area, which pertains to protecting and/or improving residential amenity in the SDCC Local Authority Area.	No. Existing land uses will not be affected by the proposed works given the design, nature and scale of the development, the environmental control and mitigation measures that will be in place for the proposed development.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	There are no plans for future land uses within or around the location that could be affected by the proposed development.	No. The site and its surrounding area has been zoned 'RES' by SDCC, and the proposed development is 'Open for Consideration' under this designation.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The area and land use of the receiving environment is consistent with the proposed development, that is, protecting and/or improving residential amenity in the area. In principle, the proposed development is 'Open for Consideration' under this zoning objective. The proposed will not result in significant adverse effects on the receiving environment in relation to any environmental receptor.	No. The proposed development is not likely to have a significant effect on the densely populated areas, considering the nature, scale and design of the development, environmental management proposed during construction works, and the nature and character of the surrounding environment.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	The proposed development is located in a relatively built up area with residential dwellings, small businesses and community institutions including a school and a church. It is unlikely the construction phase of the development will result in any adverse effects given the very limited scale of construction activities to take place.	No. The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects over the construction or operational phases of the proposed development. The appointed Contractor will implement a CEMP and traffic management measures to prevent adverse impacts on the receiving traffic and transport environment.
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be Affected by the Project?	There are no areas of scarce natural resources within or in the vicinity of the site. The proposed development is modest in nature, scale and extent. The site is underlain by a designated 'Poor Aquifer', described as 'Bedrock which is Generally Unproductive except for Local zones'. The extent of excavation works carried out over the construction phase of the proposed development will not impact the groundwater regime.	No. There will be no impacts on high quality or scarce natural resources.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	It is unlikely that the development site has been subject to pollution or environmental damage as historic use³ at the site and surrounds has been greenfield and/or sports facilities and associated land use. No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No environmental damage has been identified at the site.	No. The proposed development will not impact on any area affected by pollution or environmental damage and will not generate likely significant environmental effects which could cause any exceedance of environmental quality standards. A CEMP will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	The proposed development location is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that there have been no past flood events within or in proximity to the proposed site. A review of OPW Flood Mapping⁴ indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories.	No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.

³ Ordnance Survey Ireland Orthophotography, reviewed for 1995, 1996 to 2000, 2001 to 2005, and 2006 to 2012 satellite imagery. Available at: <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8> (Accessed 14/04/2026)

⁴ OPW Flood Maps. Available at: <https://www.floodinfo.ie/map/floodmaps/> (Accessed 14/04/2026)



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations. The proposed development is not within the area of influence of any Seveso site. The siting of the proposed development in this location will not increase the risk or consequences of a major accident.	



6.5 Schedule 7A Sub-Threshold Development Screening

6.5.1 Information Required

Directive 2014/52/EU contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and are included in Schedule 7A of the Planning and Development Regulations, 2001 as amended, under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'* and are grouped under four headings.

The requirements are as follows:

1. A description of the proposed development, including in particular:
 - i) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
 - j) 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:
 - k) The expected residues and emissions and the production of waste, where relevant, and
 - l) 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.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 6-2. A description on how each criterion has been considered and assessed in this report is also provided.



Table 7-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development is provided in Section 5, and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development is provided in Section 5, and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is provided in Section 3 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 6-1.
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: The expected residues and emissions and the production of waste, where relevant, and	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 the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 6-1.
The use of natural resources, in particular soil, land, water and biodiversity.	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 the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 6-1.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria as set out in Schedule 7 are addressed in Section 6 and compilation of information in paragraphs (1) to (3) is in Section 6. This information has been assessed with regard to Schedule 7 in Table 6-1 of this report.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 6.5.1 and Table 6-2, it was noted that all aspects were already covered in the information provided under Schedule 7 and as such no additional assessment under Schedule 7A was considered necessary.



6.6 Impact Characterisation

The construction phase of the proposed development has potential to generate the following environmental impacts:

- Run-off of polluting material to the environment (e.g., cement material, silt).
- Noise emissions from construction works, vehicles and plant.
- Dust emissions from construction, e.g. earthworks
- Visual impacts from construction works
- Increased traffic from construction vehicles

These construction phase impacts have the potential to generate **short-term** and **imperceptible** to **not significant** effects on the receiving environment.

There will be **short-term** and **positive** effects on the local economy over the construction through a boost in employment.

The operational phase of the proposed development has the potential to generate the following environmental impacts:

- Noise emissions associated with sporting activities.
- Greenhouse gas emissions associated with energy use.
- Increased traffic from users of the facility.
- Landscape and visual impacts from a change of use at the site

These operational phase impacts have the potential to generate **long term** to **permanent** and **imperceptible** effects on the receiving environment.

A comprehensive set of design and mitigation measures have been defined to avoid, prevent and minimise significant adverse effects on the receiving environment (e.g. the implementation of a Construction Environmental Management Plan etc.). This ensures that the proposed development will not have a likely, significant impact on the environment. Potential adverse environmental effects associated with the proposed development have been appropriately avoided, prevented and minimised.

The proposed development will generate the following positive environmental effects:

- The proposed sports facility will be designed to be in accordance with Net Zero Building Standards. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2025, as amended. This will result in a **long-term** to **permanent, positive** effect on climate.
- The proposed sports facility will provide a dedicated, fit-for-purpose and accessible sporting centre in the area for use by local residents and sports clubs. This will result in a **long-term** to **permanent, positive** effect on population and human health by increasing physical activity and improving public health, and on material assets through the provision of sport and recreational facilities (i.e., community infrastructure).



6.7 Cumulative Assessment

The proposed development has been considered for its potential cumulative effects in combination with other known, defined projects that may have the potential to result in environmental interactions with the proposed development. This assessment is presented below.

Table 7-3: Cumulative Assessment

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Planning Applications lodged to South Dublin County Council		
SD21B/0191	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD21A/0188	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD21B/0560	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD21A/0235	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD21B/0426	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD21A/0246	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22B/0163	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22B/0204	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22A/0028	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD22B/0082	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22B/0479	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22B/0349	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22B/0357	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD23A/0129	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD23B/0159	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24A/0006	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD23A/0225	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0111	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0185	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD24B/0205	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0235W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0323	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0378W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0442W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD24A/0209W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0012W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD24B/0510W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0026W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0093W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD25B/0207	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0323W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25A/0180W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0526	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0525W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD25B/0570W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25B/0700W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD26B/0013W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD218/0008	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD26B/0103W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD26B/0108W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD26B/0130W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25A/0202W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD25A/0148	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
Planning Applications lodged to An Coimisiún Pleanála		
317443	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
314004	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
322702	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
322650	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
322999	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
323007	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
323626	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
500960	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



7. CONCLUSIONS

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard to available information, the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:

- The nature, scale and extent of the proposed development;
- The design/embedded mitigation measures to avoid adverse environmental effects associated with the proposed development;
- The additional environmental mitigation measures proposed to prevent and minimise adverse environmental effects associated with the proposed development; and
- The characteristics of the receiving environment in the context of the development site.

It can be concluded that the proposed development would not be likely to have significant effects on the environment and that an EIA is not required.



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