

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

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**Proposed Neilstown District Centre Enhancement Scheme at Neilstown Shopping Centre, Dublin 22**

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

Pursuant to the requirements of the above, South Dublin County Council is proposing to carry out the reconfiguration of the existing public realm and public open space at Neilstown Shopping Centre, Dublin 22, along with all associated site and development works.

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

An EIA Screening Report was prepared on behalf of SDCC in October 2026 by Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants, commissioned by Nicolas De Jong (NDJ) Architects, which considered the criteria set out under Schedule 7 of the Planning and Development Regulation 2001 and concluded that the proposed development will not have any likely significant effects on the environment.

EIA is not mandatory for the proposed development under Annex I or II of the EIA Directive (transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended), and the proposal has been assessed in accordance with the criteria for sub-threshold development for the likelihood of having significant effects on the environment under the criteria included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended) in order to determine whether a sub-threshold development should be subject to EIA.

Having regard to the information contained in the EIA Screening Report, the characteristics of the proposed development, the location of the proposed development, the types and characteristics of potential impacts, and to Annex III criteria of the EIA Directive, it is determined by SDCC as the competent authority that the proposed reconfiguration of the existing public realm and public open space at Neilstown Shopping Centre, Dublin 22, along with all associated site and development works ('Neilstown District Centre Enhancement Scheme'), is not likely to have significant effects on the environment (either directly, indirectly or cumulatively with any other plans or projects in the area) and a full EIA is not required.

  
Acting Senior Planner

**ORDER:**

That South Dublin County Council as the Competent Authority having considered the information contained in the EIA Screening Report prepared by Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants, commissioned by Nicolas De Jong (NDJ) Architects, and having regard to the characteristics of the proposed development, the location of the proposed development and the types and characteristics of potential impacts, makes a determination that, when viewed individually and cumulatively with other plans and projects, an Environmental Impact Assessment is not required for the proposed reconfiguration of the existing public realm and public open space at Neilstown Shopping Centre, Dublin 22, along with all associated site and development works ('Neilstown District Centre Enhancement Scheme').

Paul C. Murphy  
**Senior Planner**

20/10/2026  
**Date**

To whom the appropriate powers have been delegated by the order number DELG3024 of the Chief Executive of South Dublin County Council