

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

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

Proposed social and affordable housing development comprising of 263 No. residential units made up of houses, duplexes, apartments, community building, homework room, and site development works with a total site area of approx. 10.65 ha. including three landscape open spaces, the provision of 253 No. Parking spaces, 169 cycle parking spaces, No. 3 ESB substations, revised junction layout at the entrance to the development from Lynches Lane, SUD's measures and all associated ancillary site development works on a site located on lands within Clonburris SDZ, primarily in the subsector known as Kishogue Southwest which is located on Lynches Lane to the West of the R136 Outer Ring Road.

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

Pursuant to the requirements of the above, South Dublin County Council is proposing to construct a social and affordable housing development with a total site area of 10.65 ha. comprising of the following works:

263 No. Units in a mix of single, two and three storey houses, duplexes, and apartments, comprising:

- 1 No. single storey – two bed semi-detached house
- 1 No. single storey – four bed semi-detached house
- 65 No. apartments – one bed apartments
- 53 No. apartments – two bed apartments
- 106 No. two storey – three bed terrace/semi-detached houses
- 16 No. Duplex – three bed houses
- 15 No. three storey – four bed houses
- 6 No. two storey – four bed houses
- Community building and Homework room
- Site development and landscape works include the provision of 253 No. Parking spaces, 169 No. cycle parking spaces, 3 x ESB substations, high quality amenity spaces including a linear park and community green, landscape works, revised junctions at the entrance to the development from Lynches Lane, SUD's measures and all associated ancillary site development works on a site located on lands within Clonburris SDZ, primarily in the subsector known as Kishogue South West which is located on Lynches Lane to the West of the R136 Outer Ring Road.

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of the Part XI of the Planning and

Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's *Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*, screening of the development for EIA was carried out in April 2022 by McCabe Durney Barnes, 20 Fitzwilliam Place Dublin D02 YV58 Co. Dublin.

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

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

Eoin Burke

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Senior Planner

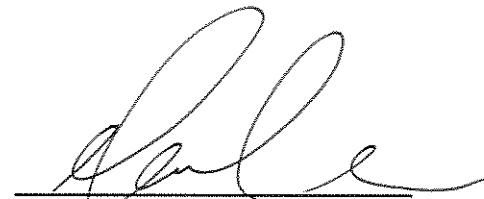
**Order:** That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by McCabe Durney Barnes, makes a determination that, when viewed individually and cumulatively, an Environmental Impact Assessment will not be required to accompany the proposal for the development of a social and affordable housing project comprising: 263 No. Units in a mix of single, two and three storey houses, duplexes, and apartments, comprising:

- 1 No. single storey – two bed semi-detached house
- 1 No. single storey – four bed semi-detached house
- 65 No. apartments – one bed apartments
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quality amenity spaces including a linear park and community green, landscape works, revised junctions at the entrance to the development from Lynches Lane, SUD's measures and all associated ancillary site development works on a site located on lands within Clonburris SDZ, primarily in the subsector known as Kishogue South West which is located on Lynches Lane to the West of the R136 Outer Ring Road.

27 April 22

Date



Director Land Use Planning and  
Transportation