

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)

Section 179A: Proposed housing development of 13 Age-Friendly homes, single-storey shared facilities structure and all associated site and development works at Alpine Heights, Clondalkin, 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 construction of a Housing Development of 13 age-friendly homes, single-storey shared facilities structure and all associated site and development works at Alpine Heights, Clondalkin, Dublin 22.

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of Section 179A of the Planning and Development Act 2000 (as amended) and 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 March 2024 by Forestry Environmental Research and Services Ltd of Sillogue, Kilberry, Navan, Co Meath.

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.

Based on the information contained in the EIA screening report, which has been reviewed by the competent authority, and having regard to the site characteristics and location of proposed development and characteristics of potential impacts, and having regard to Annex III criteria of the EIA Directive it is determined that an EIAR is not required for the proposed development for the proposed residential development at Alpine Heights, Clondalkin, Dublin 22.



Senior Planner

Order: That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by Forestry Environmental Research and Services Ltd of Sillogue, Kilberry, Navan, Co Meath, makes a determination that, when viewed individually and cumulatively, an Environmental Impact Assessment will not be required to accompany the proposal for a housing development of 13 age-friendly homes, single-storey shared facilities structure and all associated site and development works at Alpine Heights, Clondalkin, Dublin 22.



Date 07 March 2024

**Director Land Use
Planning and Transport**

**To whom the appropriate powers have been delegated by order number DELG (1923) of
the Chief Executive of South Dublin County Council.**