

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

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

Proposed Development consisting of the construction of 25 social housing units and all associated works on site at Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, South Dublin County Council is proposing to carry out a development consisting of the construction of 25 social housing units and all associated works on a site at Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.

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

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's *Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*, screening of the development for EIA was carried out in July 2025 by Fehily Timoney Environmental and Engineering Consultants of Unit 3 & 4, Northwood House, Northwood Crescent, Dublin D09 X899.

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.



Senior Planner

Order: That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by Fehily Timoney Environmental and Engineering Consultants, makes a determination that, when viewed individually and cumulatively, an Environmental Impact Assessment will not be required to accompany the proposal for development consisting of the construction of 25 social housing units and all associated works Site at Stocking Avenue and Stocking Lane, Rathfarnham, Dublin 16.


 Director of Services

28/7/25
 Date