

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 118 No. residential units made up of houses, duplexes, triplexes, and an apartment building and site development works including landscape works ,the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works on a site located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113).

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 comprising 118 No. Units in a mix of houses, duplexes, simplexes, and 1 No. Apartment building, comprising:

- 11 No. 2 storey - three-bed semi-detached and terraced houses
- 11 No. 3 storey - four-bed semi-detached and terraced houses
- 25 No. 3 storey buildings each comprising: a single storey 2-bedroom apartment at the ground level with a three-bed duplex above
- 5 No. 3 storey - stacked simplex units (Triplex): comprising a 1-bedroom apartment with study at ground level and 2 No. 1-bedroom apartments at the first and second floor levels
- 4 No. 3 storey - stacked simplex units (Triplex): comprising a 2-bed apartment at ground level and 2 No. 1-bedroom apartments with study at the first and second floor levels
- 1 No. 4 storey Apartment building (c.440 sq.m.) Accommodating 19 No. Apartments, comprising; 15 No. 1 bed and 4 No. of 2 bed units. The proposed apartments are provided with private balconies or terraces.
- Site development and landscape works include the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works on a site located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113).

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 March 2022 by Moore Group-Environmental Services, 3 Gort na Rí, Athenry, Co. Galway.

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
Senior Planner

Order: That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by Moore Group-Environmental Services, 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 118 No. Units in a mix of houses, duplexes, simplexes, and 1 No. Apartment building, comprising:

- 11 No. 2 storey - three-bed semi-detached and terraced houses
- 11 No. 3 storey - four-bed semi-detached and terraced houses
- 25 No. 3 storey buildings each comprising: a single storey 2-bedroom apartment at the ground level with a three-bed duplex above
- 5 No. 3 storey - stacked simplex units (Triplex): comprising a 1-bedroom apartment with study at ground level and 2 No. 1-bedroom apartments at the first and second floor levels
- 4 No. 3 storey - stacked simplex units (Triplex): comprising a 2-bed apartment at ground level and 2 No. 1-bedroom apartments with study at the first and second floor levels

- 1 No. 4 storey Apartment building (c.440 sq.m.) Accommodating 19 No. Apartments, comprising; 15 No. 1 bed and 4 No. of 2 bed units. The proposed apartments are provided with private balconies or terraces.
- Site development and landscape works include the provision of 112 No. Parking spaces, 24 No. Visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUD's measures and all associated ancillary site development works on a site located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin/Clonburris, just south of the Grand Canal, and west of the Fonthill road (the R113).

30/03/2022

Date

Mick Mulhern

**Director Land Use Planning and
Transportation**