COMHAIRLE CATHRACH BHAILE ATHA CLIATH

DUBLIN CITY COUNCIL

Record of Executive Business

Planning and Development Act 2000 (as amended) – Part X
Planning and Development Regulations 2001 (as amended) – Part 8
EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive),

Proposed Housing Development at Darndale, Dublin 17

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Dublin City Council is proposing a housing development at Darndale, Dublin 17.

The proposed works involve the:

The proposed development will provide 84 no. new residential units (50 no. apartment units and 34 no. residential houses) across 5 no. development blocks on the subject site. The breakdown of units to be provided is detailed below for the benefit of Dublin City Council:

- 45 no. 1 bed apartment units
- 5 no. 2 bed apartment units
- 12 no. 2 bed houses
- 21 no. 3 bed houses
- 1 no. 4 bed house

A detailed description of the proposed development has been provided in the Environmental Impact Assessment (EIA) screening report prepared JBA Consulting on behalf of Respond Housing Association on Dublin City Council lands

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: "*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development*" (published by the Department of Environment, Heritage and Local Government in 2003); "*Environmental Impact - Assessment of Projects - Guidance on Screening*" (published by the European Commission in 2017); "*Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*" (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of the objective information provided in the "*Environmental Impact Assessment Screening Report*" (the Screening Report) prepared by JBA Consulting, Dublin City Council as the Competent Authority has determined that the proposed development individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

It is considered that the EIA Screening has been carried out giving full consideration to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The size and design of the whole project;
- Cumulative impacts with other existing and/or proposed projects;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisance;
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risk to human health (for example due to water contamination or air pollution).

It is considered that the EIA Screening report provides a reasonable description and assessment of the types and characteristics of the potential impacts of the proposed development in respect of each heading and that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is therefore considered that the proposed development is not likely to give rise to significant environmental impacts and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.

_____

Garrett Hughes

Senior Planner

20/07/26

A/Deputy City Planner