

COMHAIRLE CATHRACH BHAILE ATHA CLIATH

DUBLIN CITY COUNCIL

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

**Public realm improvement (PRI) works for the Northeast side of Sandymount Green, Sandymount, Dublin 4**

Dublin City Council are proposing public realm improvement works for the Northeast side of Sandymount Green, Sandymount, Dublin 4. The design will place a particular focus on universal design and conservation, new greening interventions, public lighting and street furniture. The vision for this scheme is to deliver an improved pedestrian friendly environment on a traffic calmed street.

The street will be a single direction vehicular traffic street with access, deliveries, servicing and on-street parking facilitated. Increasing the allocation of pedestrian space will provide opportunities for a vibrant, active street both during the day and in the evenings for residents, businesses and visitors to enjoy

A detailed description of the proposed development has been provided in the Environmental Impact Assessment (EIA) screening report prepared by FERS Ltd on behalf of Dublin City Council, with drawings and supplementary reports provided with the Pre-Part 8 application.

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 FERS Ltd, Dublin City Council as the Competent Authority has determined that the proposed public realm improvement (PRI) works individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

The report assessed the development as a sub-threshold development as it did not appropriately fall under any of the other relevant classes set out in Schedule 5 (Part 1 & 2) of the Planning and Development Regulations 2001-2025 (as amended). Sub-threshold development comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

As the proposed public realm improvement (PRI) works 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.

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.

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.



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Garrett Hughes

Senior Planner

08/05/26

Agreed:



A/Deputy City Planner

08.05.2026