

An
Coimisiún
Pleanála

Direction
CD-022099-26
ACP-323803-25

The submissions on this file and the reports of the inspector were considered at meetings held on 12/02/2026 and 20/04/2026.

The Commission decided NOT TO DIRECT the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development based on the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

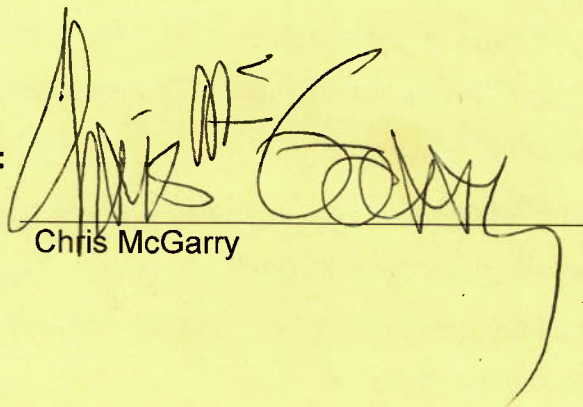
Having regard to the following:

- (a) The provisions of Section 179 of the Planning and Development Act, 2000, as amended and Article 120(3)(b) of the Planning and Development Regulations, 2001, as amended,
- (b) The criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an Environmental Impact Assessment as set out in Schedule 7 and Annex III of the European Union Environmental Impact Assessment Directive 2014/52/EU,
- (c) the nature and scale of the proposed development which is significantly under the threshold in respect of Class 10 (b)(iv) (Infrastructure – Urban Development) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended),

- (d) the location of the site on lands subject to an open space zoning objective which seeks to preserve and provide for open space and recreational amenities in the South Dublin County Development Plan 2022-2028, and the strategic environmental assessment of this plan undertaken in accordance with the Strategic Environmental Assessment Directive (2001/42/EC),
- (e) the scale of the proposed development,
- (f) the existing active recreational use of the site,
- (g) the pattern of urban development in the vicinity,
- (h) the submission made as part of the request for a determination,
- (i) the submission made by the local authority, including the Environmental Impact Assessment Screening Report prepared by the local authority to support the Part 8 Approval process which includes the information required by Schedule 7A of the Planning and Development Regulations 2001, as amended and Annex II A of the European Union Environmental Impact Assessment Directive 2014/52/EU, and,
- (j) the reports and recommendation of the Inspector including screening determination,

it is considered that the proposed development would not be likely to have significant effects on the environment and accordingly, that the preparation and submission of an Environmental Impact Assessment Report is therefore, not required.

**Planning
Commissioner:**



Chris McGarry

Date: 20/04/2026