



An  
Bord  
Pleanála

## Board Order ABP-321427-24

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### Planning and Development Acts, 2000 to 2022

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**APPLICATION** by Dawn Martin of Greenpark, Hillcrest Road, Sandyford, County Dublin and Others requesting An Bord Pleanála to consider and determine, in accordance with its powers under article 120(3)(cc) of the Planning and Development Regulations, 2001, as amended, whether Dún Laoghaire-Rathdown County Council should be directed to prepare an Environmental Impact Assessment Report in respect of the proposed development of 37 apartment units in a 3-5 storey building over undercroft area and all associated site works at Lambs Cross, Sandyford, County Dublin.

### DECISION

**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:

- 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) 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)(i) (Infrastructure – Dwelling Units) and (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 that are zoned mixed use neighbourhood centre facilities in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and the results of 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 pattern of residential development in the vicinity,
- g) the submissions made as part of the request for a determination,
- h) the submission made by the local authority including the reports submitted by the local authority as further information received on the 28<sup>th</sup> day of April 2025 and,
- i) the report and recommendation of the Environmental Specialist,



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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 not therefore required.

  
Marie O'Connor

**Marie O'Connor**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 09 day of June 2025