

An
Coimisiún
Pleanála

Commission Order ABP-322408-25

Planning and Development Act, 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Application by Kevin Cullen and Others of Sliding Rock, Blackglen Road, Sandyford, County Dublin and Dudley Dolan of 2 Blackglen Court, Sandyford, County Dublin requesting An Coimisiún 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 the local authority should be directed to prepare an Environmental Impact Assessment Report in respect of the proposed development of 129 dwellings consisting of 55 1-bed apartments, 39 2-bed apartments, 21 2-bed houses, 11 3-bed houses, 2 4-bed houses and 1 high support unit of 5 bedrooms in 7 blocks ranging from 2-5 storeys and all associated site works at Blackglen Road, Sandyford, 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

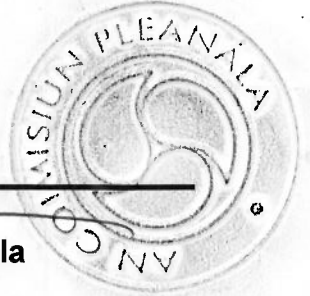
Having regard to:

- 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 residential amenity 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,
- i) the Newt Survey Report dated the 4th day of October 2024,
- j) the location of the Landscape Character Assessment (LCA) number 9 (Barnacullia) to the south of the site, on the other side of Blackglan Road, and,
- k) the absence of wetlands or watercourses on the site, and the considerable buffer in existence between the site and the nearest watercourse,

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.



MaryRose McGovern
Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Commission



Dated this *10th* day of *October* 2025