



**SITE NOTICE of PROPOSED DEVELOPMENT.
PLANNING & DEVELOPMENT ACT 2000 (as amended)**

Part 8 of the PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)

Proposed housing consisting of 300 no. dwellings, 1 no. crèche facility, 1 no. communal facility, 2 no. retail units, Eastern Linear Park and all associated site development works on a 9.47 ha site at Church Fields, Mulhuddart, Dublin 15, and amendments of a section from Damastown Avenue to Wellview Avenue of the previously permitted Church Fields Link Road and Cycleway Networks Project (FCC Planning Ref. No.: PARTXI/011/19).

In accordance with Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), Fingal County Council hereby gives notice of the **proposed works** to be carried out at the above site including:

- The proposed construction of 300 Residential units, comprising of 220 house dwellings of 2 - 3 storey heights, to include for 68 x 2-bed 4 person units (varying types, with gross floor areas ranging from 82.8 m² to 88.2 m²), 133 x 3-bed 5 – 6 person units (varying types, with gross floor areas ranging from 94.2 m² to 127.9 m²), and 19 x 4-bed 7 person units (varying types, with gross floor areas ranging from 129.7 m² to 133.5 m²), 80 apartments over 3 number 4 storey blocks of apartments, to include for 27 x 1-bed 2 person units (varying types, with gross floor areas ranging from 46.9 m² to 58.9 m²), 50 x 2-bed 3 – 4 person units (varying types, with gross floor areas ranging from 72.9 m² to 83.3 m²), and 3 x 3-bed 5 person units (with gross floor area of 91.1 m²).
- a crèche of 570 m²,
- a community facility of 270 m²,
- 2 number retail units of 104 m² and 176 m²,
- a single storey bicycle, bin and ESB unit substation block,
- 2 number standalone ESB unit substations (with gross floor area of 8.2 m² of each unit),
- 3 number Public Open Space pocket parks with play areas, a circa 2 ha Linear Park and new pedestrian and cycle connections. All associated site development works including access road, footways, site boundaries, open space, drainage, public lighting, utilities and services;
- All houses and apartments will be provided with private external open space (rear gardens or balconies) and there will be a total of 493 parking bays for residential parking and 19 parking bays for commercial parking.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Thursday 9th December 2021 up to and including Monday 17th January 2022** during office opening hours (Monday to Thursday 9:00 am to 5:00 pm and Friday 9:00 am to 4:30 pm) at the following locations:

- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2
- Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638

Due to the Covid-19 pandemic the Council's offices are accessible by appointment only. Please contact Customer Care Unit at Phone No. 01-8905000 or email: customercareunit@fingal.ie to arrange an appointment.

The plans and particulars of the proposed development can also be inspected at the following locations (inspection only) from **Thursday 9th December 2021 up to and including Monday 17th January 2022**:

- Online at <http://consult.fingal.ie/en/browse>
- Mulhuddart Community Centre, Church Road, Mulhuddart, Dublin 15, D15 R2VF

Please contact the Mulhuddart Community Centre on 01 – 8215120 regarding public opening hours.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows:

Online: via the Council's Consultation Portal <http://consult.fingal.ie/en/browse> up to and including **31st January 2022**

Or

By post: in writing addressed to: Acting Director of Housing and Community, Housing Department, Fingal County Council, Civic

Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638

Submissions or observations can be made from **Thursday 9th December 2021 and must be received before 11:59 pm on Monday 31st January 2022.**

NOTE: Please make your submission by one medium only.

In accordance with Article 81 and Article 120 of the Planning & Development Regulations 2001 (As Amended), Fingal County Council has concluded from a preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required. Any person may within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

All the issues that are raised in submissions and observations to the Council in regard to this development, including the response of the Chief Executive thereto, will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. The statutory report will list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with regulations made under Part XI of the Planning and Development Act as amended. The minutes of that meeting including the statutory report will appear on the Council's Website. Details including the names of those making submissions and observations may also be shared with relevant Council Departments and agents working on their behalf.

Signed:



**Liam Burke, A/Director of Housing and Community
9th December 2021.**