



NOTICE of PROPOSED DEVELOPMENT

**PLANNING & DEVELOPMENT ACT 2000 (as amended) - Part XI
PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8**

Fingal County Council propose to carry out development works at 2-4 Dublin Street, Balbriggan, Co. Dublin on a site of 570 sqm / 0.057 ha. Development includes change of use, refurbishment and extension works at No. 2 Dublin Street (Protected Structure RPS 0058) with demolition and construction works at No. 4 Dublin Street. The site also includes the laneway connecting the rear of the site to George's Square. The site sits within the Balbriggan Town Core Architectural Conservation Area.

In accordance with section 179 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 development to be carried out at the above site:

The nature and extent of the proposed development is as follows:

- (i) Change of use of No. 2 Dublin Street from Residential to Commercial use.
- (ii) Refurbishment of No. 2 Dublin Street (Protected Structure RPS 0058) as workspaces, in line with best conservation practices.
- (iii) Demolition of the adjoining modern lean-to retail unit at No. 4 Dublin Street.
- (iv) Construction of a new single storey building (276 sqm) at No. 4 Dublin Street and to the rear of No. 2 Dublin Street for use as workspaces and Creative Hub, to include a Workshop Space, Multimedia Room, Office, Classroom Space, Toilets, Multi-functional gallery space and an external courtyard.
- (v) Upgrade of laneway surfacing to the rear of the site adjacent to Balbriggan Courthouse opening onto George's Square including provision of cycle parking.
- (vi) All associated site development works, services, piped infrastructure and ducting, changes in level, site landscaping and all associated site development and excavation works above and below ground.

Note that parking provision for the development is proposed by designation of vehicular parking spaces, licensed to Fingal County Council in the nearby Bracken Court Hotel carpark.

Plans and particulars of the proposed development will be available for inspection at <https://consult.fingal.ie/en/browse> and inspection or purchase at a fee not exceeding the reasonable cost of making a copy from

Thursday 13th July 2023 up to and including Friday 11th August 2023 at the following locations:

**The Offices of Fingal County Council, County Hall, Main St, Swords, Co. Dublin, K67 X8Y2
during normal opening hours**

(Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm excluding Bank & Public Holidays)

**Balbriggan Public Library, Georges Square, Balbriggan, Co Dublin, K32 TW27
(during library opening hours)**

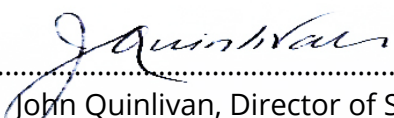
Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made either online through our website <https://consult.fingal.ie/en/browse> or in writing to:-

**Senior Executive Officer, Economic Enterprise Tourism and Cultural Development Department,
Fingal County Council, County Hall, Swords, Co Dublin**

Submissions or observations with respect to the proposed development must arrive no later than 5pm on Friday 25th August 2023.

The proposed development has undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)) and Fingal County Council has determined 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 in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended) to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. In addition, the proposed development has undergone screening for Appropriate Assessment and Fingal County Council has determined that following an examination, analysis and evaluation of all relevant information, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, the proposed development either individually or in combination with other plans and projects, and in the absence of mitigation, is not likely to have a significant effect on any European Site(s), in view of the sites conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

Issues 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 also 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 or observations may be shared with relevant Council Departments and agents working on their behalf.

Signed:  13th July 2023
John Quinlivan, Director of Services,

Economic Enterprise Tourism and Cultural Development Department, Fingal County Council