



SITE NOTICE

FINGAL COUNTY COUNCIL NOTICE PURSUANT TO PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED), PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023 (S.I. 101/2023) – (PART 8 TEMPORARY EXEMPTION)

In accordance with Section 179A of the Planning and Development Act 2000 (as amended), Fingal County Council hereby gives notice of the proposed works to be carried out at Holywell, Swords, Co. Dublin.

A Residential Development (5,189 sq m Gross Floor Space) arranged over 3 no. buildings ranging in height from 4 to 6 storeys at a site of approximately 0.77 ha located in the Townland of Crowscastle, Holywell, Swords, Co. Dublin, consisting of 57 no. residential units (20 no. 1-bedroom apartments, 29 no. 2-bedroom apartments, and 8 no. 3-bedroom apartments). Ancillary infrastructure incl. 223 no. bicycle parking spaces (167 no. enclosed long term and 56 no. external short term) and 34 no. surface vehicle parking spaces (3 no. accessible/disabled, 1 no. accessible/disabled electric vehicle, 7 no. electric vehicle, and 23 no. vehicle). Boundary treatments, hard and soft landscaping, pedestrian walkways and permeability, services (incl. sustainable urban drainage measures), site and public lighting, and all other ancillary and associated site development works above and below ground level. Primary vehicular and pedestrian access to the proposed development will be maintained via the enhanced existing vehicular and pedestrian entrance from the link road section that links to the R125 to the south and Mountgorry Way to the east. Two new dedicated secondary pedestrian entrances will also be provided from the link road section that links to the R125 to the south and Mountgorry Way to the east.

The plans and particulars of the housing development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Tuesday 14th November 2023 up to and including Friday 19th January 2024 during office opening hours (Monday to Thursday 9am – 5pm and Friday 9am to 4.30pm) 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

The plans and particulars of the proposed development can also be inspected online at <https://consult.fingal.ie/browse>

As per Article 81A of the Planning and Development (Section 179A) Regulations 2023 an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an EIA is not required. A determination has been made that the proposed development is not required to undergo an appropriate assessment (AA) under the Habitats Directive. As per Article 81A a person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Signed: Director of Housing
Date: 14th November 2023

Paul Carroll, Interim Director of Housing and Community Development

Housing Department

14th November 2023