

Comhairle Contae
Fhine Gall
Fingal County
Council



Tionscadal Éireann
Project Ireland
2040

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 on c. 1.35 ha of land zoned for residential development at Mayeston, Poppintree, Dublin 11.

The proposed development seeks the construction of:

- a) 119 no. apartments arranged within 5 no. blocks, ranging from 3 – 6 no. storeys in height, in a mixed tenure development (39 no. 1-beds, 68 no. 2-beds and 12 no. 3-beds) and a creche of c. 383 sqm.
- b) Landscaping works including the provision of Class 2 Open Space of c. 1,658sq.m arranged around 2 no. central spaces, communal open space of c. 1,998sq.m, natural play areas and new pedestrian connections to the open space area to the west of the site associated with the overall Mayeston development.
- c) A total of 73 no. car parking spaces including the relocation of 5 no. car parking spaces from Mayeston Green within the site boundary and 2 no. car parking spaces allocated to the creche.
- d) A total of 444 no. bicycle parking long term and short term spaces, including 2 no. external bike stores, and 26 no. bicycle parking spaces for creche use (4 no. staff spaces and 22 no. external visitor spaces).
- e) Associated site and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs and swales.
- f) The proposed application includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

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 12th December 2023 up to and including Friday 16th February 2024 during office opening hours (Monday to Thursday 9am – 5pm and Friday 9.00am 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: 12th December 2023.

Paul Carroll, Interim Director of Housing and Community Development.
12th December 2023.