



## Site Notice

### **FINGAL COUNTY COUNCIL NOTICE PURSUANT TO SECTION 179A OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED - INCLUDING THE PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023 (S.I. 101/2023) - (PART 8 TEMPORARY EXEMPTION)**

In accordance with Article 81A(2) of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Fingal County Council intends to carry out a 'housing development' as defined by Section 179A(5) of the Planning and Development Act 2000 (as amended).

The housing development is proposed at a site of 4.72 hectares at New Road, Donabate, Co. Dublin. The site is generally bound by: a site which is currently being developed to the north; Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick's Park residential development to the west. The site includes: part of New Road for road junction, cycle track, footpath and water service connection works; and part of the site to the north for water service connection works.

The proposed housing development will principally comprise the construction of 175 No. residential dwellings (123 No. houses and 52 No. apartments) and a single-storey crèche of 365 sq m (with outdoor play area and external stores). The 123 No. houses, which are part-1-/part-2-storey and 2-storey in height, include 30 No. 2-bed units, 82 No. 3-bed units and 11 No. 4-bed units. The 52 No. apartments include 26 No. 1-bed units, 20 No. 2-bed units and 6 No. 3-bed units and are contained in a single block ranging in height from 1 No. to 4 No. storeys. The development will also include the following: 2 No. new multi-modal entrances/exits at New Road; 2 No. multi-modal connections to existing and under construction residential developments to the east and north respectively; cycle track and footpath along New Road; 139 No. car parking spaces; 4 No. set down bays; motorcycle parking; cycle parking; hard and soft landscaping, including public open space, communal amenity space and private amenity spaces (which include gardens, balconies and terraces facing all directions); boundary treatments; 1 No. sub-station; bin stores; lighting; PV panels atop houses; green roofs, PV panels, lift overruns and plant atop the apartment block; green roofs and PV panels atop the crèche building; and all associated 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 4<sup>th</sup> June 2024 up to and including Wednesday 31<sup>st</sup> July 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>

In accordance with Article 81A(5) of the Planning and Development Regulations 2001 (as amended) Fingal County Council, as the competent authority, has carried out Environmental Impact Assessment (EIA) Screening and has determined that there is no likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required in respect of the proposed development.

In accordance with Article 81A(6) of the Planning and Development Regulations 2001 (as amended) Fingal County Council, as the competent authority, has carried out Appropriate Assessment (AA) Screening in respect of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site in view of its conservation objectives. Accordingly, Fingal County Council has determined that the proposed development would not be likely to have a significant effect on a European site and that a Stage 2 Appropriate Assessment is not required in respect of the proposed development.

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.

**Paul Carroll, Interim Director of Housing and Community Development**

Date: 4<sup>th</sup> June 2024