



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

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

**Proposed development of 62 no. dwellings & associated site works at Old Road, Hayestown,  
Rush, Co. Dublin**

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:

- **The construction of 62 no. residential units comprising (i) 10 no. 2 storey 2-bed houses; (ii) 38 no. 2 storey 3-bed houses; (iii) 7 no. 3-bed duplex units over 7 no. 2-bed apartment units;**
- **All associated site development works including: (i) demolition of a derelict bungalow; (ii) new street connection to Old Road and associated footpaths internally and on Old Road frontage; (iii) new vehicular and pedestrian crossing of Horestown Stream; (iv) provision of 9 no. on-street car parking spaces and 116 no. off-street car parking spaces; (v) construction of, and remedial works to, boundaries to adjacent sites, comprising walls and fencing; (vi) provision of front and rear gardens to houses, and of screened terraces to first floor duplex units (vii) hard landscaping and soft landscaping to public open space areas, including playground, natural and informal play areas, and riparian strip to Horestown Stream; (viii) installation of foul and surface water (including SuDS elements), other underground services and public lighting; (ix) connection to public utilities and services.**

Plans and particulars of the proposed development will be available for inspection at <http://consult.fingal.ie/en/browse> and inspection or purchase at a fee not exceeding the reasonable cost of making a copy during normal opening hours, Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm from **Thursday 17<sup>th</sup> December 2020 to Monday 25<sup>th</sup> January 2021**, at the following offices:

- **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](mailto:customercareunit@fingal.ie)

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 the website: <http://consult.fingal.ie/en/browse> or in writing to: Director of Housing and Community, Housing Department, Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638

**NOTE:** Please make your submission by one medium only.

Submissions or observations must be made **on, or before 5:00 pm on Tuesday 9<sup>th</sup> February 2021.**

In accordance with Articles 81 and 120 of the Planning & Development Regulations 2001 (as amended), Fingal County Council has concluded from a preliminary examination that no significant effects on the environment are likely as a result of 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 with 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.

**Director of Housing and Community**