

Comhairle Contae
Fhine Gall
Fingal County
Council



Tionscadal Éireann
Project Ireland
2040

**NOTICE OF PROPOSED DEVELOPMENT
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)
PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)
Restoration of existing dwellings with the construction of extensions at
No. 30 & 32 North Street, Swords, Co. Dublin and amendments to approved
proposal F16A/0166.**

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 including:

The proposed development consists of the alteration and renovation of two existing semi-detached 19th century dwellings and the construction of extensions to the side and the rear of the buildings to provide an additional 11 dwellings, bringing the total number of dwellings on the site to 13 dwellings, including 6 no. 1 bed dwellings and 7 no. 2 bed dwellings. The development proposes significant changes to a previously approved proposal F16A/0166, and includes the demolition of the existing range building, other outbuildings, dwelling extensions to the north and rear, the boundary walls to the north and east.

Other associated site works include the retention and renovation of the stone boundary walls facing North Street to the west and the southern wall of the range building with the school to the south, the construction of a shared surface entranceway with parking for 6 no. vehicles and landscaped communal areas with bin and bike storage provisions.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Monday 19th December 2022 up to and including Wednesday 25th January 2023** during office opening hours (Monday to Thursday 9am to 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 <http://consult.fingal.ie/en/browse>

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 as follows:

Online: via the Council's Consultation Portal <http://consult.fingal.ie/en/browse> up to and including **Friday 10th February 2023**.

Or

By post: in writing addressed to Director of Housing and Community, Housing Department, Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638.

Submissions or observations can be made from **Monday 19th December 2022 and must be received before 11:59 pm on Friday 10th February 2023**.

NOTE: Please make your submission by one medium only.

In accordance with Article 81 and Article 120 of the Planning & Development Regulations 2001 (As Amended), Fingal County Council has concluded from a preliminary examination 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 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 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 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.

**Robert Burns, Director of Housing and Community,
Housing Department.
19th December 2022.**