

Cornhairle Contae
Fhine Gall
Fingal County
Council



Tionscatal 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)
PROPOSED DEMOLITION OF 12 EXISTING DWELLINGS,
AND DEVELOPMENT OF 36 NEW DWELLINGS AND ASSOCIATED
SITE WORKS TO TWO SITES AT SEATOWN ROAD, SWORDS,
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 sites including:

The demolition of total 12 no. existing 2-storey semi-detached dwellings on Site 1 (6 no.) & Site 2 (6 no.) and the proposed construction of two no. 4-storey apartment buildings (total 36 units), landscaping works for both sites including boundary walls, SUDS drainage, and all associated site works. Site 1 includes 20 no. 2 bed (4 person) apartments across 4 floors with stairs/lift and external walkway access, hard and soft landscaping, 10 no. car parking spaces, communal bin store, secure bike store and communal open space. Site 2 includes 8 no. 2 bed (4 person) apartments and 8 no. 2 bed (3 person) apartments across 4 floors with stairs/lift and external walkway access, hard and soft landscaping, 8 no. car parking spaces, bin store, secure bike stores and communal open space.

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 Thursday 22nd December 2022 up to and including Monday 30th 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 Tuesday 14th 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 Thursday 22nd December 2022 and must be received before 11:59 pm on Tuesday 14th 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.
22nd December 2022.