



SITE NOTICE

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. 0.69 ha. of land zoned for residential development and open space at Mourne View, Skerries, Co. Dublin.

The proposed development seeks the construction of:

- a) A total of 14 no. dwellings over two sites – Sites A and B;
- b) 4 no. semi-detached and 1 no. detached single storey dwellings to Site A;
- c) 6 no. semi-detached single storey dwellings, 2 no. semi-detached two storey dwellings and 1 no. detached two storey dwelling to Site B;
- d) New site access and separate egress to Site A and a new site access to Site B;
- e) New pedestrian connections to the existing open space area to the south of the site associated with the overall Mourne View development;
- f) A total of 8 no. on-street parking spaces and 1 no. in-curtilage parking space;
- g) Associated site and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems;
- h) The proposed application includes for all site enabling and development works, landscaping works, plant, storage, boundary treatments, 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 Thursday 18th January 2024 up to and including Tuesday 19th March 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: 18th January 2024

Paul Carroll, Interim Director of Housing and Community Development

18th January 2024