



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. 0.43 ha. of land zoned for residential development and open space at Rathmore Road, Lusk, Co. Dublin.

The proposed development seeks the construction of:

- a) A total of 18 no. dwellings in two blocks (blocks A and B), both part 2½ storeys and part single storey in height;
- b) Block A contains 3 no. two bedroom dwellings and 1 no. three bedroom dwelling at ground floor level & 4 no. two bedroom duplex dwellings over;
- c) Block B contains 2 no. one bedroom dwellings, 2 no. two bedroom dwellings and 2 no. three bedroom dwellings at ground floor level & 3 no. two bedroom and 1 no. three bedroom duplex dwellings over;
- d) New vehicular and pedestrian access and separate egress from existing Remount estate;
- e) Relocation of the pedestrian connection to the existing open space area to the north of the site;
- f) A total of 15 no. on-street parking spaces and 62 no. bicycle storage and parking spaces;
- 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 Wednesday 14th February 2024 up to and including Tuesday 16th April 2024 during office opening hours (Monday to Thursday 9.00am – 5.00pm 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: 14th February 2024

Paul Carroll, Interim Director of Housing and Community Development

14th February 2024