Comhairle Contae Fhine Gall
Fingal County Council

Tionscadal Éireann
Project Ireland 2040

SITE NOTICE

NOTICE OF PROPOSED DEVELOPMENT.
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) &
PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)
PROPOSED DEMOLITION OF 4 NO. DWELLINGS AND DEVELOPMENT OF 21 NO. RESIDENTIAL DWELLINGS AND ALL ASSOCIATED SITE WORKS AT FORTLAWN AVENUE AND FORTLAWN PARK, BLANCHARDSTOWN, DUBLIN 15.

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 on a site measuring approx. 0.72 hectares at Fortlawn, Blanchardstown, Dublin 15. The nature and extent of the proposed development is as follows:

The proposed works on Site Area A comprise of: Demolition of 4 no. detached, 3-bedroom, two-storey houses at no.'s 23A and 46A Fortlawn Avenue, and no.'s 63A & 81A Fortlawn Park, Blanchardstown, D15; Construction of 7 no terraced houses in one block comprising 1 no. 4-bedroom house (1 & 2-storeys) and 6 no. 3-bedroom houses (2-storeys) and associated boundary treatments, private open space, hard & soft landscaping, paved driveways, and bin and bicycle storage to mid-terrace units; Construction of 12 no. apartments in one block (2-storeys) comprising 6 no. 1-bedroom apartments (3 no. to each floor) and 6 no. 2-bedroom apartments (3 no. to each floor), with 3 no. shared entrances, stairs and plant areas, terraces and balconies and associated boundary treatments, communal open space with hard & soft landscaping, communal waste bin storage, communal and visitor bicycle storage, hard & soft landscaping to building perimeter, off street parking for 12 no. vehicles (incl. 2 no. disabled bays and 2 no. EV charging bays) and 2 no. motorcycle parking bays. The proposed works on Site Area B comprise of: Construction of two no semi-detached houses, 1 no. 4-bedroom house (1 & 2-storeys) and 1 no. 3-bedroom house (2-storeys) and associated boundary treatments, private open space, hard & soft landscaping, and paved driveways. The development will also include the following: Demolition of 6 no. cul-de-sacs on Fortlawn Park and Fortlawn Avenue; New roads and pedestrian footpaths to provide access to Site Area A and Site Area B, linking Fortlawn Park and Fortlawn Avenue in 3 no. locations with associated works including speed ramps, raised table pedestrian crossings, public lighting, street trees, hard & soft landscaping, improvements to existing open space creating areas of incidental play; and all associated site development, water, drainage and utility connection works, above and below ground.

The plans and particulars of the proposed development will be available for inspection at **http://consult.fingal.ie/en/browse** and for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Tuesday 11th November 2025 up to and including Wednesday 10th December 2025** during normal office opening hours (Monday to Thursday 9:00 am to 5:00 pm and Friday 9:00 am to 4:30 pm excluding bank holidays and public holidays) 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**

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 **Or**
- **In writing:** Addressed to Director of Housing and Community Development, Housing Department, Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638.

Submissions or observations can be made from **Tuesday 11th November 2025 and must be received before 11:59 pm on Monday 5th January 2026.**
NOTE: Please make your submission in one medium only.

The proposed development has undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) and Fingal County Council has determined 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 in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended) to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. In addition, the proposed development has undergone screening for Appropriate Assessment and Fingal County Council has determined that following an examination, analysis and evaluation of all relevant information, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, the proposed development either individually or in combination with other plans and projects, and in the absence of mitigation, is not likely to have a significant effect on any European Site(s), in view of the sites conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

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.

Paul Carroll, Director of Housing and Community Development
11th November 2025