

SITE NOTICE

Notice of Proposed Development by Local Authority

COMHAIRLE CHONTAE DHÚN LAOGHAIRE - RATH AN DÚIN
DON LAOGHAIRE - RATHDOWN COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED),

PLANNING AND DEVELOPMENT REGULATIONS 2001 TO 2023

Proposed Housing Development at the townland of Balally, Blackthorn Drive, Sandyford, Dublin 16

PC/H/01/2024 In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council hereby gives notice of a proposal as follows:

- 62 no. apartment units in a 5-6 storey building over undercroft area, including 31 no. one bed units; 21 no. two bed units; and 10 no. three bed units and 1 no. community facility of 249sqm; Energy Centre at sixth floor level and an external plant area set back at fifth floor roof level.
- Undercroft area at lower ground level comprising (a) 1 no. ESB substation (b) car and bicycle parking; (c) bin storage; (d) bulk storage area; and (e) supporting mechanical, electrical and water infrastructure; Landscaping works including provision of (a) communal open space; (b) new pedestrian and cycle connections linking Blackthorn Drive with Cedar Road; and (c) public realm area fronting onto Blackthorn Drive.
- All associated site development works including (a) vehicular access off Cedar Road; (b) pedestrian and cycle access off Blackthorn Drive; (c) public lighting; (d) varied site boundary treatment comprising walls and fencing; and (e) temporary construction signage.

In accordance with S.I. No.476/2011, Section 250, Planning and Development (Amendment) (No.3) Regulations, 2011 and S.I. No. 296/2018 European Union (Planning and Development) (Environmental Impact Assessment (EIA)) Regulations 2018, Appropriate Assessment Screening (AA) under the Habitats Directive (92/43/EEC) and the European Communities (Bird and Natural Habitats), Dún Laoghaire-Rathdown County Council has carried out screenings and has determined the following;

- An Appropriate Assessment has deemed that there are no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site. A determination has been made that an Appropriate Assessment is not required.
- There is no real likelihood of significant effects on the environment so therefore the preliminary assessment has concluded that an Environmental Impact Assessment Report is not required.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for an AA & EIA screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposal can be viewed from **05-09-2024 up to and including 03-10-2024**, at the:

- Planning Department, County Hall, Marine Road, Dún Laoghaire, between the hours of 10.00am to 4.00pm Monday to Friday;
- Council Offices, Dundrum Office Park, Dundrum, between the hours of 9.30am to 12.30pm and 1.30pm to 4.30pm Monday to Friday, excluding Bank Holidays; and online at
- Public consultation portal <https://dlrcoco.citizenspace.com> on the Council's website www.dlrcoco.ie

Submissions or observations with respect to the proposed development and dealing with the proper planning and development of the area, may be made, to arrive **no later than 4.30pm on Thursday, October 17th** :

- a. Online at <https://dlrcoco.citizenspace.com>
- b. By email to Balallypart8@dlrcoco.ie or
- c. In writing addressed to Housing Delivery, Housing Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin.

Submissions and Observations should be clearly marked "**PC/H/01/2024 — Proposed Housing Development at Balally, Blackthorn Drive, Sandyford, Dublin 16**".

Director of Housing Department,
Housing Department, Dún Laoghaire-Rathdown County Council
County Hall, Marine Road, Dún Laoghaire, Co Dublin

05th September 2024