

SITE NOTICE

Notice of Proposed Development by Local Authority

COMHAIRLE CHONTAE DHÚN LAOGHAIRE – RATH AN DÚIN DÚN LAOGHAIRE - RATHDOWN COUNTY COUNCIL

Planning and Development Acts, 2000 (as Amended), Planning and Development Regulations, 2001 (as Amended)

Proposed Housing Development at Blackglen Road, Sandyford, Dublin 18.

PC/H/03/2025

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 to construct as follows: -

The development will consist of the construction of 129 dwellings consisting of 55 No. 1-Bed apartments, 39 No. 2-Bed apartments, 21 No. 2-Bed houses, 11 No. 3-Bed house, 2 No. 4-Bed houses, and 1 high support unit of 5 bedrooms in 7 blocks, ranging from 2 storeys to 5 storeys. The proposal provides 138 on street car parking spaces with 168 bike parking spaces, new roadways, footpaths, bin storage units, landscaping, drainage connection, pedestrian routes to Fitzsimmons Woods, related ancillary services and all associated site works.

In accordance with S.I. 476, 2011, Section 250, Planning and Development (Amendment) (No.3) Regulations, 2011 and S.I. 296, 2018 European Union (Planning and Development) (Environmental Impact Assessment and Appropriate Assessment) Regulations 2018, Dún Laoghaire-Rathdown County Council has carried out screenings and has determined the following:

- 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 are available for inspection from **28th March 2025 up to and including 29th April 2025**, at the:

- Planning Department, County Hall, Marine Road, Dún Laoghaire, between the hours of 10.00am to 4.00pm Monday to Friday, excluding Bank Holidays;
- 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 in writing on or before **Wednesday 14th May 2025** as follows:

- Online at <https://dlrcoco.citizenspace.com>
- By email to housingconstruction@dlrcoco.ie or
- In writing addressed to Jeanette White, Senior Executive Officer, Housing Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin.

Submissions and Observations should be clearly marked: **‘PC/H/03/2025 Proposed Housing Development at Blackglen Road’**

**Jeanette White, Senior Executive Officer
Housing Department, Dún Laoghaire-Rathdown County Council,
County Hall, Marine Road, Dún Laoghaire, Co Dublin. A96 K6C9**

28th March 2025