

SITE NOTICE

Notice of Proposed Development by Local Authority
COMHAIRLE CHONTAE DHÚN LAOGHAIRE - RATH AN DÚIN
DÚIN LAOGHAIRE-RATHDOWN COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED),
PLANNING AND DEVELOPMENT REGULATIONS 2001 TO 2023

Proposed Residential Development at Woodbrook DART Gateway, Dublin 18
PC/H/03/2026

Dún Laoghaire-Rathdown County Council hereby gives notice of a proposal for a new a new housing development at Woodbrook DART Gateway, Dublin 18. This proposal is made under Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended). The proposed development will comprise of 359 no. housing units consisting of 2 blocks, ranging from two to eight storeys:

- Block P: 154no units (consisting of 83no. 1-Bed, 18no. 2-Bed(3P), 46no. 2-Bed(4P), 4no. 3-Bed(4P) and 3no Duplexes (5P); Block Q: 205no units (consisting of 77no. 1-Bed, 34no. 2-Bed(3P), 91no. 2-Bed(4P) and 3no. 3- Bed(5P) Duplexes); Communal space of 2320sqm.
- Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; (e) bus turning and taxi turning area; and (f) supporting mechanical, electrical and water infrastructure.
- Landscaping works including (a) tree protection, tree removal and tree planting; (b) green roofs; (c)boundary treatment; (d) internal roads and footpaths; and (e) electrical services.
- All associated site development works including (a) provisions for water services; (b) foul and surface water drainage and connections; and (c) attenuation proposal.

The total proposed site area is approx. 2.63 hectares.

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:

- 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 Coimisiún Pleanála to review whether the proposed development could have significant environmental effects.

Plans and particulars of the proposal can be viewed from **26th June 2026 up to and including 7th August 2026**, 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

Deadline for submissions is **4:30pm on August 7th ,2026 and can be made:**

- Online: <https://dlrcoco.citizenspace.com>
- By email: woodbrookdartpart8@dlrcoco.ie or
- In writing: 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/03/2026 — Proposed Residential Development at Woodbrook DART Gateway, Dublin 18**".

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