



## NOTICE OF PROPOSED DEVELOPMENT BY LOCAL AUTHORITY PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED) PROPOSED COMMUNITY FACILITY AND HOUSING DEVELOPMENT AT SUSSEX STREET AND EBLANA AVENUE, DÚN LAOGHAIRE.

PC/H/01/2026

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:

Proposed demolition of community building at 10 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin.

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 Coimisiún Pleanála for an Appropriate Assessment (AA) and Environmental Impact Assessment (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 13th March 2026 up to and including 15th April 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
- Online on the Public consultation portal <https://dlrcoco.citizenspace.com/> on the Council's website [www.dlrcoco.ie](http://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 29th April 2026 as follows:

- Online at <https://dlrcoco.citizenspace.com>
- By email to [housingconstruction@dlrcoco.ie](mailto: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/01/2026 Proposed Community Facility and Housing Development at Sussex Street and Eblana Avenue, Dún Laoghaire."

Jeanette White,  
Senior Executive Officer,  
Housing Department, Dún Laoghaire-Rathdown County Council,  
County Hall, Marine Road, Dún Laoghaire, Co Dublin. A96 K6C9.  
13th March 2026.

Dún Laoghaire-Rathdown County Council,  
County Hall, Dún Laoghaire, Co. Dublin, Ireland.  
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Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire.  
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