

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 Development: Cabinteely Greenway

PC/IC/03/25

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 proposals pertaining to the following development as set out below:

Location: Old Bray Road / Cornelscourt Hill Junction, Glen Lawn Drive, Glen Drive, Cabinteely Park, Clonkeen Road, Brennanstown Road, Brennanstown Avenue and lands adjoining Druid's Glen Road, Co. Dublin (encompassing the townlands of Cornelscourt, Cabinteely, Brennanstown and Loughlinstown).

This project involves the development of an active travel pedestrian and cycle urban greenway, circa 2.3km in length, connecting Cornelscourt and lands at the north-eastern boundary of the Cherrywood SDZ in Co. Dublin, via Cabinteely Park. The proposed scheme extents commence at the junction of Cornelscourt Hill and Old Bray Road in Cornelscourt and continues along Cornelscourt Hill, Glen Lawn Drive and Glen Drive, up to Cabinteely Park; through Cabinteely Park; across Brennanstown Road and Brennanstown Avenue towards Cherrywood SDZ, connecting with the future Cherrywood Green Routes Network. The route also includes an improved active travel connection between Cabinteely Park to the N11 via Clonkeen Road.

The works will include the following:

- Upgrades to the Cornelscourt Hill / Old Bray Road junction;
- New toucan crossings and a 3m - 4m wide shared path from Cornelscourt Hill / Old Bray Road junction to Glen Lawn Drive;
- New 4m wide shared path along Glen Lawn Drive to Cabinteely Park, and adjustments to the existing Glen Drive roundabout geometry, including the incorporation of new raised zebra crossings provided over each arm;
- Closure of the existing Cabinteely Park entrance on Glen Drive and creation of three new entrances to Cabinteely Park at (1) entrance on the north side of the Cabinteely Stream (adjacent the Glen Drive roundabout), (2) entrance adjacent the Old Bray Road / Glen Drive junction and (3) entrance on Brennanstown Road;
- Improved connection to the N11 via the Old Bray Road / Glen Drive junction park entrance and Clonkeen Road;
- New 5m segregated footpath and cycle track along sections of Cabinteely Park which will generally follow the existing path alignment along the north/northeast of the park, connecting to the new entrance on Brennanstown Road;
- New combined zebra crossing on Brennanstown Road together with a one-lane, two-way shuttle system for vehicular traffic;
- New 3m to 4m wide shared path through lands south of the Carraig Glen estate;
- New combined zebra crossing over Brennanstown Avenue;
- New pedestrian and cyclist bridge over to the western side of the Cabinteely stream facilitating direct connections to the wider future Cherrywood Green Routes Network.
- Additional works will include landscaping and public realm works, site clearance works, informal play areas, planting of trees and associated landscaping works, installation of SUDS measures, street furniture, road resurfacing works, signage replacement, installation of lighting columns, repair of existing wall to the east of Brennanstown Road and associated ancillary works.

The proposed works traverse Cabinteely Park which includes several Protected Structures: Cabinteely House, RPS No. 1683; Stable Complex, Cabinteely House, RPS No. 2062; Cabinteely House - Gate Lodge, RPS No. 1980; Cabinteely House - Gateway, RPS No. 2101; and Brennanstown House - Gate Lodge, RPS No. 2017. No works will be undertaken to any of these protected structures.

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) Regulations 2018, Dún Laoghaire-Rathdown County Council has carried out screening for Appropriate Assessment and Environmental Impact Assessment and has determined that (i) an Appropriate Assessment is not required, and (ii) that there is no real likelihood of significant effects on the environment and that an Environmental Impact Assessment (EIA) is not required and an EIA Report is not required to be prepared.

In accordance with Section 120 of the Planning and Development Regulations 2001, as amended, any person may, within 4 weeks from the date of this notice, apply to An Coimisiún Pleanála for an EIA screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development will be available for inspection from **Thursday, 30th October 2025** up to and including **Thursday, 11th December 2025**, at –

- Planning Department, County Hall, Marine Road, Dún Laoghaire, Co. Dublin, A96 K6C9, between the hours of 10.00a.m. to 4.00p.m., Monday to Friday, (excluding Bank Holidays), and
- Council Offices, Dundrum Office Park, Main Street, Dundrum, D14 YY00, between the hours 9.30a.m. to 12.30p.m. and 1.30p.m. to 4.30p.m. Monday to Friday, (excluding Bank Holidays), and
- Via Public Consultation Hub 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 **Thursday, 11th December 2025** as follows:

- By post to: Senior Engineer, Active Travel, Infrastructure and Climate Change Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin.
- By email to: info@dlrcoco.ie
- Online via Public Consultation Hub on the Council's website at www.dlrcoco.ie

Submissions and observations should be clearly marked '**Cabinteely Greenway**'.