

SITE NOTICE

Notice of Proposed Development by Local Authority

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

PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED),

PLANNING AND DEVELOPMENT REGULATIONS 2001 TO 2023

Proposed Residential Development at Mount Saint Mary's, Dundrum Road, Dublin 14

PC/H/02/2025 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 be carried out for Dun Laoghaire Rathdown County Council by way of an Agreement with Winterbrook ("the developer").

The proposed development will comprise of:

- 129 no. apartment units consisting of (a) 72 no. one-bed and (b) 57 no. two-bed units in 3 no. blocks; communal space of 889sqm; and public open space of 2481sqm;
- Ground level comprising (a) ESB substation (b) car, bicycle and motorcycle parking; (c) bin storage; (d) bulk storage area; and (e) 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) new vehicular access off Dundrum Road; (b) provisions for water services; (c) foul and surface water drainage and connections; and (d) attenuation proposal.

The total proposed site area is approx. 0.98 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:

- 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 **14-03-2025 up to and including 01-05-2025**, 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, to arrive **no later than 4.30pm on Thursday, May 1st, 2025**:

- Online at <https://dlrcoco.citizenspace.com>
- By email to MountStMarysPart8@dlrcoco.ie or
- 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/02/2025 — Proposed Residential Development at Mount Saint Mary's, Dundrum Road, Dublin 14**".

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

14th March 2025