

# SITE NOTICE



**South Dublin County Council, Civic Offices,  
Town Centre, Tallaght, Dublin 24  
Telephone: 01 - 4149000  
Facsimile: 01 – 4149209**

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)  
PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023 (S.I. 101/2023) - (PART 8 TEMPORARY EXEMPTION)**

**SOUTH DUBLIN COUNTY COUNCIL - NOTICE OF PROPOSED DEVELOPMENT PURSUANT TO SECTION S179A OF THE  
PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED).**

**Location:**

Site at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24.

**Nature & Extent of the Proposed Development:**

Pursuant to the requirements of Section 179A of the Planning and Development Act, 2000 (as amended), South Dublin County Council (SDCC) hereby give notice to construct a Housing Development on SDCC land at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Tallaght, Dublin 24..

The proposed housing development will consist of 16 apartment units and will include:

- i. Demolition of existing derelict two-storey shop unit at Brookfield Avenue / Rossfield Avenue
- ii. Removal of existing boundary walls, fences, existing entrance, gate and signage to Brookfield Enterprise Centre to facilitate proposed development.
- iii. Construction of 16 No. apartment units in two blocks. Proposed blocks are located on both sides of the existing entrance roadway into Brookfield Enterprise Centre and will be three storeys in height stepping down to two storeys adjoining existing houses on Brookfield Avenue / Rossfield Avenue. Apartments will consist of a mix of 1, 2 and 3-bed own-door units.
- iv. Construction of new entrance, gate, signage and bin-store to Brookfield Enterprise Centre, upgrading of roadways and paths, provision of new car-parking spaces, provision of cycle parking, hard and soft landscape works, lighting, signage and all associated infrastructure, site and development works necessary to facilitate the proposed development.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from 14<sup>th</sup> December 2023 up to and including 19<sup>th</sup> February 2024 during office opening hours at:

**South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC**

The plans and particulars of the proposed development are available for inspection online during the same period on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>)

A screening for Environmental Impact Assessment (EIA) has been carried out and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required.

A screening for Appropriate Assessment (AA) has been carried out in respect of the proposed development and concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (as amended).

**Signed:** Director of Housing and Community Development, SDCC.

**Website:** [www.sdcc.ie](http://www.sdcc.ie)

**Date of Erection Notice:** 14<sup>th</sup> December 2023