

**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 Deansrath Green, Melrose Green & Melrose Avenue, Clondalkin, Dublin 22

**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 Deansrath Green, Melrose Green & Melrose Avenue, Clondalkin, Dublin 22.

The proposed housing development will consist of 27 Age-Friendly homes, community room and associated open spaces to include an intergenerational park and will include:

- i. Construction of 27 Age-Friendly homes in a one and two-storey block enclosing a shared courtyard space.
- ii. The proposed development will consist of 3 no. single-storey 1-bed homes, 10 No. 2-bed apartment units and 14 No. 1-bed apartment units over 2 storeys and a single-storey shared facilities structure (46m<sup>2</sup>).
- iii. Provision of a public intergenerational park to the north of the site.
- iv. Removal of existing boundary structures, boundary planting and mast structure to facilitate proposed development. Associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures 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 Public Notice:** 14<sup>th</sup> December 2023