

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 of 2023) - (part 8 temporary exemption)

SOUTH DUBLIN COUNTY COUNCIL - NOTICE OF PROPOSED DEVELOPMENT PURSUANT TO SECTION 179A OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED).

Location:

Site located at the junction of the Upper Nangor Road and Kilcarberry Grange Avenue in the Townlands of Kilcarberry, Corkagh Demesne, Deansrath and Nangor, Co. Dublin, at Upper Nangor Road, Kilcarberry Grange, 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 hereby give notice of the proposal to construct a Housing Development on lands located at the junction of the Upper Nangor Road and Kilcarberry Grange Avenue in the Townlands of Kilcarberry, Corkagh Demesne, Deansrath and Nangor, Co. Dublin, at Upper Nangor Road, Kilcarberry Grange, Dublin 22.

The proposed housing development will consist of 88 residential units and will include:

- i. Construction of a mix of 88 units consisting of a variety of house and duplex types. The units proposed include 44 no. 3 bed 2 storey houses, 8 no. 4 bed 2 storeys houses, 36 no. duplex units (varying from 1 to 3 beds) within 3 storey duplex blocks or own door units.
- ii. The proposed development includes 100 no. surface car park spaces and 110 no. bicycle parking spaces, above ground sustainable urban drainage measures, an ESB kiosk and a below-ground foul pumping station to Irish Water specification.
- iii. Construction of 2 no. new junctions onto the Upper Nangor Road, connecting 2 no. new internal roads from Rowan Avenue to the Upper Nangor Road, proposed new footpaths and cycle-paths (including works to provide a cycle-path along a portion of the Upper Nangor Rd), public open space areas, landscape works, bin/bicycle stores, public lighting 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 21st December 2023 up to and including 26th 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

Date of Erection Notice: 21st December 2023