

SITE NOTICE



**South Dublin County Council, Civic Offices,
Town Centre, Tallaght, Dublin 24**
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PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)
PART 8 NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Proposed development of 118 Social residential homes and associated landscaped open space, roads and associated site works on South Dublin County Council (SDCC) land located off Lynch's Lane to the east of the R136 Outer Ring Road and south of Thomas Omer Way, in the townland of Kishoge, Lucan, Co. Dublin.

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:

A residential development on land located off Lynch's Lane to the east of the R136 Outer Ring Road and south of Thomas Omer Way, in the townland of Kishoge, Lucan, Co. Dublin. The development is being advanced in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

The proposed development includes:

- i. 118 no. residential units in a mix of two storey houses, 3 storey duplex units and apartment blocks of 4 – 6 storeys comprising 26 no. 1 bed apartments; 42 no. 2 bed apartments; 21 no. 3 bed apartments; 23 no. 3 bed houses; and 6 no. 4 bed houses, with renewable energy design measures (which may be provided externally) for each housing unit.
- ii. Landscaping works include provision of (a) communal open space areas (b) outdoor sports and play areas; (c) new pedestrian and cycle connections; and (d) civic plaza.
- iii. Associated site and infrastructural works including provision for (a) ESB substations and switchrooms; (b) energy centre to the rear of 6 storey block; (c) photovoltaic panels; (e) car and bicycle parking; (f) public lighting; (g) bin storage; (h) temporary construction signage; (i) estate signage; and (j) varied site boundary treatment comprising walls and fencing; and all associated site development works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size, and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdblincoco.ie>) during the period from **25th July 2024 to 6th of September 2024**.

Printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from **25th of July 2024 to 23rd of August 2024**.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 23:59 on the 6th of September and may be made as follows;

- On South Dublin County Council's Public Consultation Portal website <http://consult.sdblincoco.ie> under Consultation before 23:59 on the 6th of September
- In writing to the Senior Executive Officer, Housing Construction and Delivery, County Hall, Tallaght, Dublin 24, to be received on or before **5.00 pm on 6th September 2024**, submissions should be labelled "**118 no. new homes at Clonburris KNE**".

NOTE: Please make your submission by one medium only. All submissions should include your name and contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

Signed: Director of Housing, Social and Community Development, South Dublin County Council, County Hall, Tallaght, Dublin 24.

Website: www.sdcc.ie

Date of Erection Notice: 25th July, 2024