



**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)**  
**PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)**  
**PART 8 NOTICE**

Development of a Social and Affordable Purchase Housing project consisting of 118 units on undeveloped lands adjoining the Bawnogue Road and Ashwood Drive, Clonburris, Dublin, just South of the Grand Canal.

Pursuant to the requirements of the above, notice is hereby given that South Dublin County Council proposes to carry out the following works in the townland of Clonburris Great and in Clonburris, Clondalkin:

118 No. Residential units made up of houses, duplexes, triplexes, an apartment building, landscape works, total site area approx. 2.5 ha (net).

The works comprise:

- 11 No. Three-bed houses
- 11 No. Of Four-bed houses
- 25 No. Duplex Units comprising 2 units each (i.e. - 50 units)
- 9 No. of 3 stacked simplexes comprising 3 units each (i.e. - 27 units)
- A 4 storey Apartment building comprising 19 No. Apartments
- 112 No. Parking spaces, 24 No. visitor cycle parking, ESB substation, high quality amenity spaces, landscape works, roundabout at the entrance to the development from Bawnogue Road, SUDS measures and all associated ancillary site development works.

The proposal has undergone Appropriate Assessment (AA) Screening under the Habitats Directive (92/43/EEC) and screening for Ecological Assessment (EIA) 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 AA and EIA are 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 <http://consult.sdublincoco.ie> during the period from 31st March 2022 to 5.00pm on Tuesday 3rd May 2022.

Persons wishing to inspect drawings and particulars of the proposed development in person can do so as follows:

Plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from the Thursday 31st March 2022 to 4.00pm on Tuesday 3rd May 2022 only; at the Planning Department counter in the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 between the hours 10.00am to 12.00 noon & 2.00pm to 4.00pm Monday to Friday, and available online on the Consultation Portal <http://consult.sdublincoco.ie>.

Submissions and 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 17:00 on the Tuesday 17th May 2022 and may be submitted by:

**Post to:** Senior Executive Officer, Housing, Social & Community Development,  
South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

Or

**Online at:** <https://consult.sdublincoco.ie> up to 17.00 hrs on Tuesday 17th May 2022.

**NOTE:** Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997 (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](http://www.sdcc.ie) and all personal data will be retained in line with statutory requirements.

**Date of Public Notice: 31st of March 2022.**

**Colm Ward, Director of Housing,  
Social & Community Development  
South Dublin County Council.**