

SITE NOTICE

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Dublin City Council, Housing and Community Services

Location: Site c0.55 ha at, East Wall Road, Dublin 3, D03AT27

Proposal: Pursuant to the requirements of the above, notice is hereby given of the demolition of existing industrial-type structures (c. 382 sqm) and the construction of 60 apartments and 8 duplex units in 2 blocks as follows:

- One block ranges from 3 to 6 storey high and fronts East Wall Road. It includes 60 units (13 no. 1-bed; 28 no. 2-bed and 19 no. 3-bed).
- One duplex terrace block is 3 storey high and located to the west of the site. It includes 8 duplex units (4 no. 1-bed and 4 no. 3 bed).

The proposed development also includes surface car parking (34 spaces), communal open space, boundary treatments, public lighting, site drainage works, internal road surfacing and footpath, ESB substation, bin and bicycle storage, landscaping, play area, all ancillary site services and development works above and below ground.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 14/03/2022 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm/ To make an appointment please phone: 01-2223114 or email planning@dublincity.ie.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 29/04/2022 **or at <https://consultation.dublincity.ie>**