

PART 8 SITE NOTICE

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended)

Applicant: Dublin City Council, Housing and Community Services

Location: Site c.0.58 ha at the Road Maintenance Depot Dublin City, Marrowbone Lane and Forbes Lane, Dublin 8.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the construction of 108 apartment units at a site c. 0.58 ha at the Road Maintenance Depot, Marrowbone Lane and Forbes Lane, Dublin 8. Development at the site will consist of the following:

- The demolition of the existing sheds and garages and site clearance works
- Partial retention and modification of the existing rubble stone wall fronting Forbes Lane.
- Retention and modification of the former Gate House structure's east elevation along Marrowbone Lane. The removal of the remaining existing boundary wall fronting Marrowbone Lane and subsequent widening to facilitate an active travel route which will be subject to separate consent.
- Construction of 108 no. apartment units in two blocks (Block A and Block B) with frontage onto Marrowbone Lane and Forbes Lane comprising 108 residential units (64 no. 1-bed, 31 no. 2-bed, 13 no. 3-bed)
 - Block A ranges from 6-7 storeys and consists of 81 residential units (50 no. 1-bed, 19 no. 2-bed, 12 no. 3-bed)
 - Block B is 5-storeys and consists of 27 residential units (14 no. 1-bed, 12 no. 2 bed, 1 no. 3-bed)
- 165 long-stay and 54 short-stay bicycle parking spaces and 2 car parking spaces.
- 190 sq.m of community, cultural and arts space.
- 800 sq.m of public realm space and 700 sq.m of communal open space.
- One vehicular access is proposed from Marrowbone Lane. A pedestrian and cycle access route is proposed at Forbes Lane which also provides emergency vehicle access.
- Traffic calming measure in the form of raised tables are proposed on the public road at the intersection of Pim Street and Forbes Lane and between the proposed vehicular access and Marrowbone Lane. A new signalised crossing point is also proposed on Marrowbone Lane.
- Boundary treatments, landscaping and public realm works, public lighting, site drainage works, internal road surfacing and footpath, ESB substation and meter rooms, stores, bin and cycle storage, plant rooms; and
- All ancillary site services and development works above and below ground.

The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

- (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.
- (b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).

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.

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 14/10/2024**, 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. The plans and particulars are also available for inspection online: <https://consultation.dublincity.ie> on the City Council's website www.dublincity.ie

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 26/11/2024**.

Submissions or observations may also be made online <https://consultation.dublincity.ie> on the City Council's website www.dublincity.ie before 23.59hrs on **26/11/2024**.