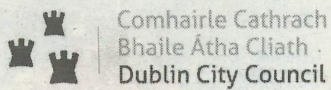


PLANNING APPLICATIONS PLANNING APPLICATIONS PLANNING APPLICATIONS PLANNING APPLICATIONS PLANNING APPLICATIONS PLANNING APPLICATIONS



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

**AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ)
NA RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT, 2001 (ARNA LEASÚ) - CUID 8**

Iarratasóir: Seirbhísí Tithíochta agus Pobail Chomhairle Cathrach Bhaile Átha Cliath.

Suíomh: Láithreán c.0.77 ha ag, láithreán iar-Eaglais Theachtaireacht an Angil ar Bhóthar Dhroichead Chairdíf, Fionnghlas, Baile Átha Cliath 11.

Togra: De bhun na gceanglas a bhaineann leis an méid thuasluaite, tugtar fógra leis seo maidir le 110 áitreabh cónaithe ar láithreán c.0.77 ha ag iar-Eaglais Theachtaireacht an Angil ar Bhóthar Dhroichead Chairdíf, Fionnghlas, Baile Átha Cliath 11, ina mbeidh an méid seo a leanas i gceist:

- Bloc árasán amháin idir 4 go 5 stór, ina mbeidh:
 - 110 aonad cónaithe (106 árasán ina mbeidh 1 seomra leapa agus 4 cinn ina mbeidh 2 seomra leapa); agus
 - 434 méadar cearnach d'áiseanna pobail, ealaíon agus cultúrtha.
 - 15 spás páirceála do charranna agus 87 spás do rothair.
 - 935 méadar cearnach de spás oscailte agus 609 méadar cearnach de spás oscailte comhroinnte.
 - Rochtain amháin d'fheithiclí agus do choisithe agus rochtain thiomanta amháin do choisithe as Bóthar Dhroichead Chairdíf.
 - Cóireálacha teorann, soilsiú poiblí, oibreacha draenála láithreáin, dromchlú bóithre inmheánacha agus cosán, seomraí méadair BSL, seomraí gléasra, stóráil araidí agus rothar, tirdhreachú; agus
 - Gach seirbhís choimhdeachta láithreáin agus oibreacha forbartha os cionn talún agus faoin talamh.
- Rinneadh Scagadh le haghaidh Measúnacht Chúil i gcomhréir le hAirteagal 6(3) de Threoir um Ghnáthóga (92/43/CEE) ar an togra agus scagthástáil maidir le Measúnacht Tionchair Timpeallachta faoi Threoir MTT 2011/92/AE, arna leasú ag Treoir 2014/52/AE.

I gcomhréir le hAirteagal 81 de na Rialacháin um Pleanáil agus Forbairt 2001, arna leasú, tá cinneadh déanta ag an Údarás Pleanála agus táthar den tuairim go:

- Ní dócha go mbeidh tionchar suntasach ag an bhforbairt atá beartaithe, ina haonar nó i gcomhar le pleananna nó le tionscail eile, ar shuíomh Eorpach ná ar shuíomhanna Eorpacha, agus mar sin de, níl gá le Céim 2 de Mheasúnacht Chúil.
- Níl aon dóchúlacht cheart ann go n-imreoidh an fhorbairt atá beartaithe tionchar suntasach ar an timpeallacht agus nach bhfuil an fhorbairt atá beartaithe de chaighdeán atá leagtha amach faoi Sceideal 5 de Rialacháin Pleanála agus Forbartha 2001, arna leasú, agus mar sin níl gá le Tuarscáil ar Mheasúnú Tionchair Timpeallachta (EIAR).

Is féidir le haon duine, laistigh den tréimhse 4 seachtaine ó dháta foilsithe an fhógra seo, iarratas a dhéanamh ar an mBord Pleanála deimhniú scagthástála a dhéanamh maidir leis an dóchúlacht atá ann go n-imreodh an fhorbairt tionchar suntasach ar an timpeallacht.

Féadfar Pleananna agus Mionsonraí na forbartha atá molta a iniúchadh, nó a cheannach ar tháille nach mó ná an costas réasúnach a bhaineann le cóip a dhéanamh ar feadh tréimhse 4 seachtaine ón 19/07/2024, le linn uaireanta oscailte poiblí ag oifigí Chomhairle Cathrach Bhaile Átha Cliath, An Cuntar Poiblí, An Rannóg Pleanála agus Forbartha Maoine, Bloc 4, Urlár na Talún, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8, Luan - Aoine 9.00am go 4.30pm. Tá na pleananna agus na sonraí ar fáil freisin lena n-iniúchadh ar líne: <https://consultation.dublincity.ie> ar shuíomh gréasáin na Comhairle Cathrach www.dublincity.ie

Is féidir aighneacht nó tuairim maidir leis an bhforbairt mholta, a bhaineann le pleanáil cheart agus forbairt inbhuanaithe den cheantar ina mbeadh an fhorbairt suite a dhéanamh, i scríbhinn, leis an mBainisteoir Feidhmíocháin, an Rannóg Pleanála agus Forbartha Réadmhaoine, Comhairle Cathrach Bhaile Átha Cliath, Oifigí na Cathrach, an Ché Adhmaid, Baile Átha Cliath 8, roimh 4.30pm ar an 02/09/2024.

Is féidir aighneachtaí nó tuairimí a chur isteach ar líne <https://consultation.dublincity.ie> ar shuíomh gréasáin na Comhairle Cathrach www.dublincity.ie roimh 23.59 ar an 02/09/2024.

Part 8

**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 c.0.77 ha at the site of the former Church of Annunciation on Cardiffsbridge Road, Finglas, Dublin 11.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the construction of 110 residential units for 'Older Persons' at a site c.0.77 ha at the site of the former Church of Annunciation on Cardiffsbridge Road, Finglas, Dublin 11, which will consist of the following:

- One apartment block ranging from 4 to 5-stories, containing:
 - 110 residential units for 'Older Persons' comprising 106 no. 1-bed and 4 no. 2-bed; and
 - 434 sq.m. of community, arts and cultural facilities.
- 15 no. car parking spaces and 87 no. cycle spaces.
- 935 sq.m. of public open space and 609 sq.m. of communal open space.
- One vehicular and pedestrian access and one dedicated pedestrian access off Cardiffsbridge Road.
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpath, ESB meter rooms, plant rooms, stores, bin and bicycle storage, landscaping; 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:

- 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.
- 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 19/07/2024, 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 02/09/2024.

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 02/09/2024.

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<p>FORD</p>  <p>09 D M €4,500</p> <p>2009 Ford Focus 2.0 TDCI ZETEC S 136BHP 5DR, 2.0L, Diesel, Manual, 268,115 km, Tax 08/24, NCT 01/25, Hatchback, Perfect working order, Air Conditioning, Central Locking, CD Co. Dublin Tel: 083 4336005 www.carsireland.ie/3776432</p>	<p>HONDA</p>  <p>21 P M €28,450</p> <p>2021 Honda Civic 1.0L, Petrol, Manual, 82,398 km, NCT 02/25, Tax 07/24, Saloon, Parking Sensors, Android Auto, Parking Camera, Auto Boland FCA & Honda. Co. Waterford Tel: 051 337900 www.carsireland.ie/3704382</p>	<p>HONDA</p>  <p>21 D M €27,950</p> <p>2021 Honda Civic 1.6L, Diesel, Manual, 106,348 km, NCT 07/25, Hatchback, Rear & Front Parking Sensors, Finance Available, Auto Boland FCA & Honda. Co. Waterford Tel: 051 337900 www.carsireland.ie/3646238</p>	<p>MAZDA</p>  <p>16 D A €14,950</p> <p>2016 Mazda CX-3 Mazda CX-3, Diesel, AUTOMATIC, Only 98 Kms, NCT 2026, Tax 270e, Irish Platinum Model With Leather, Citywest Cars, Naas Road, Dublin 12. Dublin 12 Tel: 01 4508152 www.carsireland.ie/3716397</p>	<p>MERCEDES</p>  <p>10 D A €8,950</p> <p>2010 Mercedes-Benz C Class Merc C220 CDI, AUTO, Estate, AMG Spec, 199K, NCT 9/25, Leather Electric Heated Seats, Stunning Car, Citywest Cars, Naas Road, Dublin 12. Dublin 12 Tel: 01 4508152 www.carsireland.ie/3753846</p>	<p>OPEL</p>  <p>22 P M €25,450</p> <p>2022 Opel Mokka 1.2L, Petrol, Manual, 27,000 km, NCT 03/26, Reversing Camera, Heated Front Seats, Stop/Start Button, Rochford Motors. Co. Mayo Tel: 094 9630163 www.carsireland.ie/3700274</p>
<p>HONDA</p>  <p>24 P A €67,950</p> <p>2024 Honda CR-V 2.0L, Petrol Plug-in Hybrid, Automatic, SUV, Order Your Brand New 241 Honda CR-V Today! Auto Boland FCA & Honda. Co. Waterford Tel: 051 337900 www.carsireland.ie/3555560</p>	<p>HONDA</p>  <p>24 P A €50,650</p> <p>2024 Honda Civic 2.0L, Petrol Hybrid, Automatic, 9 Kms, Hatchback, Sports Seats, Parking Camera, Now Available For Immediate Delivery! Auto Boland FCA & Honda. Co. Waterford Tel: 051 337900 www.carsireland.ie/3641671</p>	<p>HONDA</p>  <p>22 P A €25,450</p> <p>2022 Honda Jazz 1.5L, Petrol Hybrid, Auto, 74,198 km, NCT 01/26, Hatchback, Parking Sensors, Apple Car Play, Android Auto, Cruise Control, Auto Boland FCA & Honda. Co. Waterford Tel: 051 337900 www.carsireland.ie/3562163</p>	<p>MERCEDES</p>  <p>16 P A €20,000</p> <p>2016 Mercedes-Benz C Class C180 AVANTGARDE AUTO 4DR, 1.6L, Petrol, Automatic, 57,000 km, Tax 06/25, NCT 03/26, Saloon, Air Conditioning, Central Locking. Co. Dublin Tel: 086 8905267 www.carsireland.ie/3773550</p>	<p>NISSAN</p>  <p>14 P A €8,750</p> <p>2014 Nissan Note Note 1.2, AUTOMATIC, New Model, 94 KLMS, Irish Car, NCT 6/25, Only 270e Tax, Citywest Cars, Naas Road, Dublin 12. Dublin 12 Tel: 01 4508152 www.carsireland.ie/3641671</p>	<p>OPEL</p>  <p>23 P M €12,950</p> <p>2023 Opel Corsa 1.2L, Petrol, Manual, 12,000 km, NCT 03/26, Reversing Camera, Heated Front Seats, Stop/Start Button, Rochford Motors. Co. Mayo Tel: 094 9630163 www.carsireland.ie/3700274</p>