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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 atá thart ar 1.34 heicteár ag Bóthar Chnocán an Tobair, Céide Chnocán an Tobair agus Bóthar Dhroichead Chairdif, Fionnghlas, Baile Átha Cliath 11****Togra:** De bhun cheanglais na reachtaíochta thuas, tugtar fógra leis seo maidir le tógáil 77 aonad teaghaise árasáin ag láithreán atá thart ar 1.34 heicteár agus atá teorantach le Bóthar Dhroichead Chairdif, Bóthar Chnocán an Tobair agus Céide Chnocán an Tobair, Fionnghlas, Baile Átha Cliath 11, ina mbeidh an méid seo a leanas i gceist:

- Bloc árasáin amháin ag a mbeidh príomhéadan le Bóthar Dhroichead Chairdif, idir ceithre agus sé hurlár, ina mbeidh 77 aonad cónaithe (38 — aonad leapa amháin; 25 — dhá aonad leapa; 14 — trí aonad leapa);
- 28 spás páirceála do charranna, 2 spás do ghluaisrothair agus bá lódála amháin;
- 175 spás páirceála do rothair;
- 135 méadar cearnach de spás urláir inmheánach pobail, ealaíon agus cultúir;
- 0.56 heicteár de spás oscailte poiblí agus 0.11 heicteár de spás oscailte comhroinnte;
- Beartaítear dhá bhealach isteach le haghaidh feithiclí — ceann ó Bóthar Dhroichead Chairdif agus ceann ó Bóthar Chnocán an Tobair;
- Cóiréalacha teorann, soilsíú poiblí, oibreacha draenála láithreáin, bóithre agus cosáin inmheánacha, fostáisiún BSL, stórais, stóráil boscaí bruscair agus rothar, seomraí gléasra, tírdhreachú; 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 Ghnáthoga (92/43/CEE) ar an togra agus scagtháil 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:

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

Féadfar na Pleananna agus na Sonraí i dtaobh na forbartha beartaíte 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 Réadmhaoine, Bloc 4, Urlár na Talún, Oifigí na Cathrach, an Ché Adhmaid, Baile Átha Cliath 8, Luan go hAoine, 9.00 a.m. go 4.30 p.m. Tá na pleananna agus na míonsonraí ar fáil ar líne freisin lena n-iniúchadh: <https://consultation.dublincity.ie> ar shuíomh gréasáin na Comhairle Cathrach www.dublincity.ie

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

Is féidir aighneachtaí nó tuairimí a chur isteach ar líne freisin <https://consultation.dublincity.ie> ar shuíomh gréasáin na Comhairle Cathrach www.dublincity.ie roimh 23.59 a chlog an 02/09/2024.**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. 1.34 ha at Wellmount Road, Wellmount Drive and Cardiffsbridge Road, Finglas, Dublin 11.****Proposal:** Pursuant to the requirements of the above, notice is hereby given of the construction of 77 apartment dwelling units at a site c.1.34 ha bound by Cardiffsbridge Road, Wellmount Road and Wellmount Drive, Finglas, Dublin 11, which will consist of the following:

- One apartment block with primary frontage onto Cardiffsbridge Road, ranging in height from 4 to 6-stories, comprising 77 residential units (38 no. 1 bed units, 25 no. 2 bed units and 14 no. 3 bed units);
- 28 no. car parking spaces, 2 no. motorcycle spaces and 1 no. loading bays;
- 175 no. bicycle parking spaces;
- 135 sqm of internal community, arts and cultural floor space;
- 0.56 ha of public open space and 0.11 ha communal open space;
- Two vehicular accesses are proposed, one from Cardiffsbridge Road and one from Wellmount Road;
- Boundary treatments, public lighting, site drainage works, internal roads and footpaths, ESB substation, stores, bin and bicycle storage, plant rooms, 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:

- (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 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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