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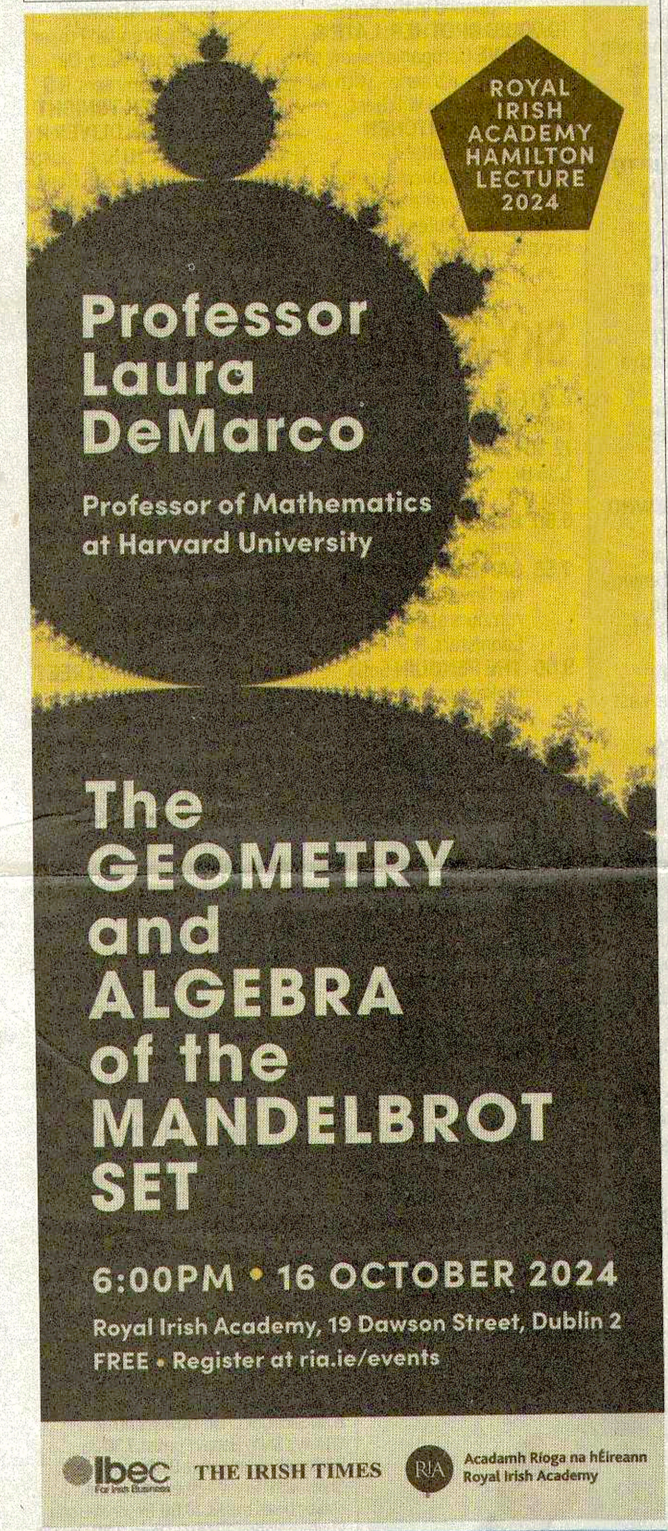

PUBLIC NOTICES

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

PART 8

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: Suíomh c 1.64 heicteár ag láithreán Árasáin Shráid an Taiscumair, Radharc an Taiscumair, Baile Átha Cliath 8.

Togra: De bhun cheanglais an mhéid thuasluaite, tugtar fógra leis seo i dtaca le tógáil 171 árasán ag suíomh atá thart ar 1.64 heicteár ag Árasáin Shráid an Taiscumair, Radharc an Taiscumair, Baile Átha Cliath 8. Tá Garrán an Taiscumair agus Bunscoil Naomh Séamas thart ar an suíomh ó dheas; tá líne iarnróid éadrom Luas agus campas Ospidéal San Séamas thart air ar an taobh thiar, Sráid an Taiscumair Íochtarach/Lána Ewington agus Árasáin Theach Mary Aikenhead ó thuaidh agus Sráid an Taiscumair / Ardán Bhréanainn ar an taobh thoir; a bheidh comhdhéanta díobh seo a leanas:

- Ceithre bhloc cónaithe de chuid Árasáin Shráid an Taiscumair a scartáil; Foirgneamh 1 (uimhreacha. 20-43), Foirgneamh 2 (uimhreacha. 44-67), Foirgneamh 3 (uimhreacha. 68-91), Foirgneamh 4 (uimhreacha. 92 -115), déanmhais choimhdeacha, ballaí teorann agus ráillí agus oibreacha glanta láithreáin agus athchóiriú bloc Árasáin Shráid an Taiscumair amháin atá ann cheana féin (Foirgneamh 5 uimhreacha. 116-151);
- 171 aonad árasán i dtrí bhloc árasán (Bloc A, Bloc B agus Bloc C) a thógáil ina mbeidh 171 aonad cónaithe (83 aonad le 1 leaba, 71 aonad le 2 leaba, 13 haonad le 3 leaba agus 4 haonad le 4 leaba);
  - o Beidh 4 -8 stór i gceist le Bloc A agus beidh 48 aonad ann (17 n-aonad le 1 leaba, 28 n-aonad le 2 leaba agus 3 haonad le 3 leaba)
  - o Beidh 4 -8 stór i gceist le Bloc B agus beidh 81 aonad ann (28 n-aonad le 1 leaba, 39 n-aonad le 2 leaba agus 10 n-aonad le 3 leaba, 4 haonad le 4 leaba)
  - o Beidh 5 stór i gceist le Bloc C (bloc athchóirithe) le síniú ar an mbinn thiar le 42 haonad (38 n-aonad le 1 leaba, 4 haonad le 2 leaba)
- 382 spás páirceála do rothar;
- 55 spás páirceála do charranna, lena n-áirítear 51 spás páirceála do charranna do chónaitheoirí agus 4 spás páirceála do charranna nach bhfuil do chónaitheoirí a sholáthar (2 spás páirceála do charranna don naíolann agus 2 spás páirceála do charranna don spás pobail, ealaíon agus cultúrtha);
- Saoráid cúraim leanaí 294 méadar cearnach a sholáthar ag bunurlár Bhloc A;
- Spás pobail, cultúrtha agus ealaíon 1114 méadar cearnach a sholáthar ina gcuimsítear spás inmheánach 516 méadar cearnach ag bunurlár Bhloc B agus spás seachtrach 598 méadar cearnach, lena n-áirítear amfaitéatar 468 méadar cearnach agus spás 130 méadar cearnach atá suite go seachtrach ag Bloc B;
- Spás oscailte poiblí a athlonnú go limistéar lárnach nua de 3767 méadar cearnach (in ionad Páirc Oisín Uí Cheallaigh) agus 2748 méadar cearnach de spás poiblí oscailte;
- Tá dhá phointe rochtana / dul amach d'fheithiclí beartaithe ó Ardán Bhréanainn/ Sráid Radharc an Taiscumair agus ó Shráid an Taiscumair Íochtarach / Lána Ewington;
- Tá na mullaird agus marcáil líne atá ann cheana féin os comhair Wee Tots Creche Pre-School agus Fountain Youth Project ag foirgneamh 2A Lána an Taiscumair feadh Radharc an Taiscumair/ Ardán Bhréanainn le baint agus tá pábháil, síneadh colbha agus mullaird solúbtha le cur ina n-áit;
- Cóireálacha teorann, tírdhreachtú agus oibreacha ríochta poiblí, soilsiú poiblí, oibreacha draenála láithreáin, leagan amach nua inmheánach bóithre, bord ardaithe maolaithe tráchta agus pointí trasnaithe do choisithe, cosáin, fostáisiún agus seomraí méadair BSL, stóir, stóráil araidí agus rothar, seomraí gléasra; agus
- Gach seirbhís choimhdeachta láithreáin agus oibreacha forbartha os cionn talún agus faoin talamh.

Rinneadh Scagadh le haghaidh Measúnacht Chuí 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:

(a) Ní dócha go mbeidh tionchar suntasach ag an bhforbairt atá beartaithe, 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 Chuí.

(b) 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 Phleanála 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-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 14/10/2024**, 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 9.00r.n. go 4.30i.n.** 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 a bheartaítear, a bhaineann le pleanáil cheart agus forbairt inbhuanaithe an cheantair ina mbeadh an fhorbairt 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 4.30i.n. an 26/11/2024.**

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 ar an 26/11/2024.**

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 1.64 ha at the site of the Basin Street Flats, Basin View, Dublin 8.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the construction of 171 apartments at a site of c.1.64 ha at Basin Street Flats, Basin View, Dublin 8. The site is bounded by Basin Grove and St. James's Primary School to the south; Luas light rail line and St. James's Hospital campus to the west, Basin Street Lower/Ewington Lane and Mary Aikenhead House Flats to the north and Basin View Street / Brandon Terrace to the east; which will consist of the following:

- The demolition of four existing Basin Street Flats residential blocks; Building 1 (nos. 20-43), Building 2 (nos. 44-67), Building 3 (nos. 68-91) and Building 4 (nos. 92-115), ancillary structures, boundary walls and railings and site clearance works and renovation of one existing Basin Street Flats block (Building 5 nos. 116-151);
- Construction of 171 no. apartment units in three apartment blocks (Block A, Block B and Block C) comprising 171 residential units (83 no. 1-bed, 71 no. 2-bed, 13 no. 3-bed and 4 no. 4 beds);
  - o Block A ranges from 4- 8 storeys with 48 units (17 no. 1-bed, 28 no. 2-bed, 3 no. 3-bed).
  - o Block B ranges from 4 -8 -storeys with 81 units (28 no. 1-bed, 39 no. 2-bed, 10 no. 3-bed, 4 no. 4 bed).
  - o Block C is 5 storeys (renovation block) with extension to western gable with 42 units (38 no. 1-bed, 4 no. 2-bed).
- 382 bicycle parking spaces;
- 55 car parking spaces, which includes provision of 51 residential and 4 non-residential car parking spaces (2 creche and 2 community, arts and cultural car parking spaces);
- Provision of a childcare facility of 294 sq.m. at ground floor of Block A;
- Provision of 1114 sq.m community, cultural and arts space comprising 516 sq.m internal space at ground floor of Block B and 598 sq.m external space, which includes a 468 sq.m amphitheatre and 130 sq.m space located externally at Block B;
- Relocation of public open space to a new central area of 3767 sq.m (in place of Oisin Kelly Park) and 2748 sq.m of communal open space;
- Two vehicular access/ egress points are proposed from Brandon Terrace/ Basin View Street and from Basin Street Lower/ Ewington Lane;
- Existing bollards and line marking fronting Wee Tots Creche Pre-School and Fountain Youth Project at building 2A Basin Lane along Basin View/ Brandon Terrace to be removed and replaced with paving, extension of kerb and flexible bollards;
- Boundary treatments, landscaping and public realm works, public lighting, site drainage works, new internal road layout, traffic calming raised table and pedestrian crossing points, footpaths, 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.**

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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

PART 8

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.

Láithreán: Suíomh c.0.58 heicteár ag Iosta Cothabhála Bóithre Chathair Bhaile Átha Cliath, Lána Mhuire Mhaith agus Lána Fhoirbis, Baile Átha Cliath 8.

Togra: De bhun cheanglais an mhéid thuasluaite, tugtar fógra leis seo i dtaca le tógáil 108 árasán ag láithreán atá thart ar 0.58 heicteár ag Iosta Cothabhála Bóithre, Lána Mhuire Mhaith agus Lána Fhoirbis, Baile Átha Cliath 8. Beidh na gnéithe seo a leanas i gceist leis an bhforbairt ag an láithreán:

- Na seideanna agus na garáistí atá ann cheana a scartáil agus oibreacha glanta láithreáin.
- An balla spallaí atá ann cheana féin os comhair Lána Fhoirbis a choinneáil go páirteach agus a mhodhnú.
- Airde thoir an tseanstruchtúr Teach an Gheata feadh Lána Mhuire Mhaith a choinneáil agus a mhodhnú. An balla teorann atá fágtha atá os comhair Lána Mhuire Mhaith a bhaint agus leathnú a dhéanamh ina dhiaidh sin chun bealach taistil gníomhach a éascú a bheidh faoi réir toiliú ar leithligh.
- 108 aonad árasán i ndá bhloc (Bloc A agus Bloc B) a thógáil le héadanas isteach ar Lána Mhuire Mhaith agus ar Lána Forbes ina bhfuil 108 aonad cónaithe (64 haonad le 1 leaba, 31 aonad le 2 leaba, 13 haonad le 3 leaba.)
  - o Beidh 6-7 stór i gceist le Bloc A agus beidh 81 aonad cónaithe ann (50 aonad le 1 leaba, 19 n-aonad le 2 leaba agus 12 aonad le 3 leaba).
  - o Beidh 5 stór ag Bloc B agus beidh 27 aonad cónaithe ann (14 aonad le 1 leaba, 12 aonad le 2 leaba agus 1 aonad le 3 leaba).
- 165 spás páirceála fadtéarma agus 54 spás páirceála gearrthéarma do rothair agus 2 spás páirceála do charranna.
- 190 méadar cearnach de spás pobail, cultúrtha agus ealaíon.
- 800 méadar cearnach de spás réimse poiblí agus 700 méadar cearnach de spás oscailte comhroinnte.
- Tá rochtain d'fheithiclí amháin beartaithe ó Lána Mhuire Mhaith. Tá bealach rochtana coisithe agus rothaíochta beartaithe ag Lána Fhoirbis a sholáthraíonn rochtain d'fheithiclí éigeandála. éigeandála freisin.
- Moltar beart maolaithe tráchta i bhfoirm táblaí ardaithe ar an mbóthar poiblí ag crosbhealach Sráid Pim agus Lána Fhoirbis agus idir an rochtain d'fheithiclí atá beartaithe agus Lána Mhuire Mhaith. Tá pointe trasnaithe comharthaithe nua beartaithe freisin ar Lána Mhuire Mhaith.
- Cóireálacha teorann, tírdhreachtú agus oibreacha ríochta poiblí, soilsiú poiblí, oibreacha draenála láithreáin, dromchlú bóithre inmheánacha agus cosán, fostáisiún agus seomraí méadair BSL, stóir, stóráil araidí agus rothar, seomraí gléasra; agus
- Gach seirbhís choimhdeachta láithreáin agus oibreacha forbartha os cionn talún agus faoin talamh.

Rinneadh Scagadh le haghaidh Measúnacht Chuí 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:

(a) Ní dócha go mbeidh tionchar suntasach ag an bhforbairt atá beartaithe, 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 Chuí.

(b) 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 Phleanála 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-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 14/10/2024**, 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 9.00r.n. go 4.30i.n.** 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 a bheartaítear, a bhaineann le pleanáil cheart agus forbairt inbhuanaithe an cheantair ina mbeadh an fhorbairt 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 4.30i.n. an 26/11/2024.**

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 ar an 26/11/2024.**

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.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 apartments 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).
  - o 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).
  - o 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.**

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