

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 c. 2.6 ha bound by Balbutcher Lane to the north, Balcurris Park to the west, the Ballymun Road to the east, and Balcurris Gardens to the south-west, Ballymun, Dublin 11

Proposal: Pursuant to the requirements of the above, Notice is hereby given of the construction of 288 apartment/duplex and housing units at a site of c. 2.6 ha (c. 2.2 ha net) bound by Balbutcher Lane to the north, Balcurris Park to the west, the Ballymun Road to the east, and Balcurris Gardens to the south-west, Ballymun, Dublin 11, which will consist of the following:

- Construction of 288 no. apartment/duplex and housing units across 5 sites (Sites 5, 15, 16, 17 and 18) ranging from 2 to 6 storeys containing 138 no one-bed, 87 no. 2-bed units, 61 no. 3-bed and 2 no. 4-bed dwellings.
 - Site 5 consists of 132 no. apartment units (66 no. 1 bed, 44 no. 2 bed units and 22 no. 3 bed units) and ranges from 4 to 5 storeys including a new urban edge along Ballymun Road;
 - Site 15 consists of 8 no. dwellings comprising 6 no. 1 bed own-door apartments and 2 no. 3 bed houses adjoining Balcurris Gardens;
 - Site 16 consists of 5 no. dwellings comprising 2 no. 1 bed own-door apartments, 1 no. 3 bed house and 2 no. 4 bed houses adjoining Balcurris Gardens
 - Site 17 consists of 34 no. apartment units (17 no. 1 bed units, 9 no. 2 bed units and 8 no. 3 bed units) and ranges from 3 to 6 storeys forming an urban block with incomplete urban cell at the Linnbhla and Charter apartments;
 - Site 18 consists of 109 no. apartments (47 no. 1 bed units, 34 no. 2 bed units and 28 no. 3 bed units) and ranges from 4 to 5 storeys with edges to Balcurris Road, Balcurris Park and a new edge to Balbutcher Lane;
- 70 no. car parking spaces and 5 no. loading bays;
- 551 no. long stay and 180 no. short stay bicycle parking spaces to serve the housing units;
- Provision of 1611 m² Retail/Commercial floor space at ground level facing Ballymun Road/St. Pappins Square (sites 5 and 17);
- Provision of a 324 m² childcare facility at ground floor in Site 5;
- Provision of 1,058 m² of community, cultural and arts space located at ground floor level in sites 5 and 17;
- Provision of 91 no bicycle spaces to serve the non-residential uses distributed across the site;
- The provision of a public open space in a new plaza at St Pappin's Square (1,953 m²) and additional areas of 979m², 496m² and 839 m² with 2,969 m² of communal open space;
- Realignment of Balcurris Road, provision of two new vehicular accesses (one off the Balbutcher Lane and one off the Ballymun Road) and a dedicated pedestrian and cycle lane off the Balbutcher Lane;
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpaths, ESB meter rooms, ESB substations, stores, bin and cycle 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 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 30/10/2024** 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 **11/12/2024**.

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 **11/12/2024**.