



FINGAL COUNTY COUNCIL

NOTICE PURSUANT TO SECTION 175 OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)

APPLICATION TO AN BORD PLEANÁLA

Fingal County Council intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 5.52 hectares of land zoned for residential development at Church Fields East, Mulhuddart, Dublin 15.

The development site is located south of Damastown Avenue; west of Church Road; east of residential development at Church Fields (permitted under Plan Reg. Ref.: PARTXI/012/21); and north of a permitted linear park (also permitted under Planning Reg. Ref.: PARTXI/012/21), in the townland of Tyrrelstown, Dublin 15. The site is accessed via a link road from the permitted residential development to the east, which is accessed from Damastown Avenue.

The proposed development seeks the construction of 217 no. residential units, consisting of 121 no. houses and 96 no. apartments, ranging from 2 – 4 storeys in height, in a mixed tenure development. The development is set out as follows:

1. The construction of:
 - o 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - o 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. Landscape works including:
 - (a) provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;
 - (b) new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and
 - (c) a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road
3. 306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;
4. A temporary construction access to the site from Damastown Avenue;
5. Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.
6. The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be viewed / downloaded from the following website: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>
Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023.

The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100). A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Information on Cases – Judicial Review of Planning Decisions on the Board's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed

Robert Burns
Director of Housing and Community
Housing Department Fingal County Council

Date of Erection of Site Notice: 7th June 2023