COMHAIRLE CATHRACH BHAILE ÁTHA CLIATH

FÓGRA LÁITHREÁIN

An tAcht um Pleanáil agus Forbairt 2000 (arna leasú)

Na Rialacháin um Pleanáil agus Forbairt, 2001 (arna leasú) - Cuid 8

Iarratasóir: Comhairle Cathrach Bhaile Átha Cliath, Seirbhísí Tithíochta agus Pobail, i gcomhpháirt le Respond Housing Association (comhlacht tithíochta ceadaithe).

Suíomh: Ar thailte (c. 1.49 ha) ar a dtugtar an "Spine Site" i nDarndál, Baile Átha Cliath 17. Tá an láithreán teorantaithe go ginearálta ag Garrán an tSabhaircín agus Siúlán an Phlúirín Sneachta ó thuaidh, ag Ascaill na bhFearbán soir, ag Ascaill na bhFearbán, Ascaill an Ór Mhuire agus Páirc an Ór Mhuire ó dheas, agus ag Eaglais Mhuire gan Smál siar.

Togra: Tá an fhorbairt seo a leanas á moladh san iarratas:

- Forbairt chónaithe idir 2 agus 3 stór ar airde a thógáil, ina mbeidh 84 aonad nua socraithe i 4 bhloc ar an láithreán (bloc árasán amháin agus 3 bhloc de thithe sraithe). Áirítear leis na haonaid bheartaithe 45 aonad árasáin aon seomra leapa agus 5 aonad árasáin dhá sheomra leapa i mbloc trí stór, chomh maith le 34 teach dhá stór (14 teach dhá sheomra leapa, 19 teach trí sheomra leapa agus teach amháin ceithre sheomra leapa). Cuirtear áis phobail (c. 86 méadar cearnach) ar fáil ar leibhéal urlár na talún i mBloc Árasán A.

- Cuirtear spás oscailte príobháideach ar fáil do gach aonad árasáin agus gach teach i bhfoirm balcóiní/ardán agus gairdíní.

- Áirítear san fhorbairt oibreacha chun cosáin agus bóithre sa réimse poiblí a uasghrádú, lena n-áirítear bóithre nua a sholáthar tríd an láithreán chun Corráin an Óir Mhuire, Páirc an Óir Mhuire agus Ardán na bhFearbán ó dheas den láithreán a nascadh le Garrán an tSabhaircín agus Siúlán an Phlúirín Sneachta ó thuaidh den láithreán.

- Áirítear sa togra 79 spás páirceála do charranna ar an tsráid agus 102 spás páirceála do rothair ar fud na forbartha.

- Cuirtear c.337 méadar cearnach de spás oscailte taitneamhachta comhchoiteann ar fáil i bhfoirm limistéir chlóis thírdhreachtaithe laistigh den bhloc árasán beartaithe.

- Áireofar san fhorbairt bheartaithe an soilsiú poiblí gaolmhar ar fad a sholáthar; innealra, painéil fhótavoltacha agus díonta gorma/glasa a sholáthar do na bloic árasán; tírdhreachú crua agus bog agus cóireálacha teorann; bearta maolaithe; gach obair ghaolmhar bonneagair agus forbartha láithreáin os cionn agus faoi bhun na talún; agus naisc ghaolmhara le seirbhísí (draenáil fuíolluisce agus uisce dromchla agus soláthar uisce), ar láithreán c. 1.49ha.

Rinneadh Scagadh le haghaidh Measúnacht Chuí ar an togra i gcomhréir le hAirteagal 6(3) den Treoir um Ghnáthóga (92/43/CEE), agus scagadh le haghaidh Measúnacht Tionchair Timpeallachta faoi Threoir MTT 2011/92/AE, arna leasú le Treoir 2014/52/AE.

I gcomhréir le hAirteagal 81 de na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú, rinne an tÚdarás Pleanála cinneadh agus tháinig sé ar an gconclúid seo a leanas:

(a) Ní dócha go mbeidh tionchar suntasach ag an bhforbairt bheartaithe, ina haonar nó i gcomhcheangal le pleananna agus tionscadail eile, ar aon láithreán Eorpach agus, dá bhrí sin, ní cheanglaítear Measúnacht Chuí Chéim 2.

(b) Níl aon fhíordhóchúlacht ann go mbeidh éifeachtaí suntasacha ar an gcomhshaol mar thoradh ar an bhforbairt bheartaithe, agus ní thagann an fhorbairt bheartaithe faoi aon aicme a leagtar amach i Sceideal 5 de na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú. Dá bhrí sin, ní cheanglaítear Tuarascáil ar Mheasúnacht Tionchair Timpeallachta (TMTT) ina leith.

Féadfaidh aon duine, laistigh de 4 seachtaine ó dháta foilsithe an fhógra seo, iarratas a dhéanamh chuig an Coimisiún Pleanála ar chinneadh scagtha maidir le cé acu is dócha nó nach dócha go mbeadh éifeachtaí suntasacha ag an bhforbairt ar an gcomhshaol. Féadfar pleananna agus sonraí na forbartha beartaithe a iniúchadh nó a cheannach ar tháille nach mó ná an costas réasúnta a bhaineann le cóip a dhéanamh, ar feadh tréimhse **4 seachtaine** ón **24.07.2026**, le linn uaireanta oscailte don phobal ag oifigí Chomhairle Cathrach Bhaile Átha Cliath, an Cuntar Poiblí, an Roinn Pleanála agus Forbartha Maoine, Bloc 4, Urlár na Talún, Oifigí na Cathrach, an Ché Adhmaid, Baile Átha Cliath 8, ó Luan go hAoine, ó 9.00 r.n. go 4.30 i.n. Tá na pleananna agus na sonraí ar fáil lena n-iniúchadh ar líne freisin: https://engage.dublincity.ie/en-IE/ ar shuíomh gréasáin na Comhairle Cathrach, www.dublincity.ie

Féadfar aighneacht nó tuairim maidir leis an bhforbairt bheartaithe, ina bpléitear pleanáil chuí agus forbairt inbhuanaithe an limistéir ina mbeadh an fhorbairt suite, a dhéanamh i scríbhinn chuig an mBainisteoir Feidhmiúcháin, an Roinn Pleanála agus Forbartha Maoine, Comhairle Cathrach Bhaile Átha Cliath, Oifigí na Cathrach, an Ché Adhmaid, Baile Átha Cliath 8, roimh 4.30 i.n. ar **07.09.2026.** Féadfar aighneachtaí nó tuairimí a dhéanamh ar líne freisin ag https://engage.dublincity.ie/en-IE/ ar shuíomh gréasáin na Comhairle Cathrach, www.dublincity.ie, roimh 23.59 ar **07.09.2026**.

DUBLIN CITY COUNCIL

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 in partnership with Respond Housing Association (an Approved Housing Body).

Location: On lands (c. 1.49ha) known as the 'Spine Site' at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and Our Lady Immaculate Church to the West.

Proposal: The application proposes the following development:

- Construction of a 2-3 storey residential development comprising 84 no. new units arranged across 4 no. blocks on the site (1 apartment block and 3 no. terraced housing blocks). The proposed units include 45 no. 1 bed apartment units and 5 no. 2 bed apartment units in a 3 storey block and 34no. 2 storey houses (14no. 2 bed, 19no. 3 bed, 1no. 4 bed). A community facility (c. 86 sq.m) is provided at ground floor level of apartment Block A.

- All apartment units and houses are provided with private open space in the form of balconies/ terraces and gardens.

- The development includes the provision of public realm upgrade works to footpaths and roads, including the provision of new through roads connecting Marigold Crescent, Marigold Park and Buttercup terrace to the south of the site to Primrose Grove, and Snowdrop Walk to the north of the site.

- The proposal includes the provision of 79 no. onstreet car parking spaces and 102 no. cycle parking spaces throughout.

- c.337 sq.m of communal amenity open space is provided in the form of a landscaped courtyard area within the proposed apartment block.

- The proposed development will include the provision of all associated public lighting, provision of plant and PV panels and blue/ green roofs for the apartment blocks, hard and soft landscaping and boundary treatments, attenuation proposals, all associated infrastructural and site development works above and below ground and associated connections to services (foul and surface water drainage and water supply) on a site of c. 1.49ha.

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 Coimisiún 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 **24.07.2026**, 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://engage.dublincity.ie/en-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 **07.09.2026.** Submissions or observations may also be made online https://engage.dublincity.ie/en-IE/ on the City Council's website www.dublincity.ie before 23.59hrs on **07.09.2026.**