

NEWSPAPER NOTICE

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: Dublin City Council – Housing Department.

Location: Cromcastle Court and Old Coal Yard, Kilmore, Dublin 5.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the redevelopment of the existing Cromcastle Court and Old Coal Yard sites bounded by Cromcastle Park, Kilmore Road and Kilbarron Road, Dublin 5. The site is split by Kilmore Road. The existing 1.68 ha site currently comprises of 3 no. four storey apartment blocks providing 48 homes and a welfare depot on Cromcastle Court. The proposed works are in the vicinity of a Protected Structure, Woodville House RPS 4259.

The proposed development, which will be managed by Dublin City Council, comprises of:

- Demolition of existing buildings on Cromcastle Court site.
- Provision of 152 homes (90 no. 1 bed apartments, 47 no. 2 bed apartments, 15 no. 3 bed duplex apartments).
- Provision of a community facility.
- Construction of 6 no. apartment blocks on Cromcastle Court Site.
- Construction of 1 no. apartment block on the Old Coal Yard Site.
- Building heights ranging from four to six storeys.
- Construction of new ESB Substation.
- Provision of public and private open spaces.
- Provision of all associated site development works, hard and soft landscaping, boundary treatments, car and bicycle parking, ancillary structures and associated site infrastructure works, revision to access, footpaths, and all other necessary enabling works, site clearance works, roads and services.

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 21/10/2025**, 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 (and other location if applicable). The plans and particulars are also available for inspection online: <https://engage.dublincity.ie/en-IE/> and 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 **03/12/2025**.

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 **03/12/2025**.