

PART 8 SITE NOTICE
Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended)

Applicant: Dublin City Council, Housing and Community Services

Location: Site c.3.64 ha bound by Cherry Orchard Meadow, Blackditch Road, Croftwood Crescent and Cherry Orchard Avenue, Cherry Orchard, Dublin 10,

Proposal: Pursuant to the requirements of the above, notice is hereby given of the construction of a mixed-use development of 171 residential units and neighbourhood centre on a site of c.3.64 ha bound by Cherry Orchard Meadow, Blackditch Road, Croftwood Crescent and Cherry Orchard Avenue, Cherry Orchard, Dublin 10, which will consist of the following:

- Construction of new neighbourhood centre block at the corner of Blackditch Road and Cherry Orchard Avenue, ranging in height from 4 to 5 storeys comprising; 4 no. retail units (599 sqm retail space) and 3 no. community, arts and cultural space units (total 615 sqm) at ground floor level; and 107 'Older Persons' apartment units (94 no. 1-bed and 13 no. 2 bed) on all floors; and stores, bin and bicycle storage and a plant room;
- Construction of 64 no. 2 storey semi-detached/terraced houses (13 no. 2-bed and 51 no. 3-bed) arranged in 3 clusters facing adjoining roads and new internal streets;
- Provision of a new central park extending from Cherry Orchard Meadow to Cherry Orchard Avenue comprising 0.76 ha public open space which includes a restored watercourse feature from the daylighting of the Blackditch Stream (currently culverted underground), play area, civic plaza, pedestrian bridge and walkways along the stream;
- A total of 638 sqm communal open space;
- Provision of 91 no. car parking spaces, 4 no. motorcycle spaces and 1 no. loading bay;
- Provision of 228 no. bicycle parking spaces;
- Three vehicular accesses are proposed from Blackditch Road, Cherry Orchard Meadow and Cherry Orchard Avenue;
- Road works and public realm improvements along Cherry Orchard Avenue between Blackditch Road, Croftwood Crescent comprising; demolition of roundabout at junction of Cherry Orchard Avenue and Cherry Orchard Grove and replacement with a T-junction; new pedestrian crossings and relocation of 2 no. existing bus stops (Stop ID:2909 and Stop ID: 7507);
- Site clearance works including removal of existing fencing surrounding the site;
- Boundary treatments, public lighting, drainage works, traffic calming measures, new pedestrian crossings, internal roads and footpaths, landscaping and ESB substation; 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 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 11/12/2025 to 19/01/2026**, 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> 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 **03/02/2026**.

Submissions or observations may also be made online <https://engage.dublincity.ie> on the City Council's website www.dublincity.ie before 23.59hrs on 03/02/2026.