

# SITE NOTICE

**Planning and Development Act 2000 (as amended)**

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

**Applicant:** Housing & Community Services Department, Dublin City Council

**Location:** Cara Park, Belcamp, Dublin 17.

**Proposal:** Pursuant to the requirements of the above, notice is hereby given of; the demolition of the former Community Centre, the demolition of the former FÁS Training Centre and the construction of 9no. houses on three sites (A, B & C) in Cara Park, Belcamp, Dublin 17. This will consist of the following:

- The proposed demolition of the former Community Centre (located between no.1 & no.22 Cara Park). On the resulting site (Site A), the proposed construction of 6no., 2-storey, three bedroom houses. This includes provision of a car parking space to the front, space for a touring caravan to the front and private amenity to the rear of each house.
- On the corner lot to the north of no. 23 Cara Park (Site B), the proposed construction of a 2-storey, three bedroom house. This includes provision of a car parking space to the side, space for a touring caravan to the side and private amenity to the rear of the house.
- The proposed demolition of the former FÁS Training Centre (located between no. 25 & no. 26 Cara Park). On the resulting site (Site C), the proposed construction of 2no., two bedroom, semi-detached bungalows. This includes provision of a car parking space to the side and private amenity to the rear of each house.
- Amendments to the public pavements are to be made for vehicle access, ancillary site services works, hard and soft landscaping and amendments to boundary walls are also proposed.

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 14/02/2025**, 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. The plans and particulars are also available for inspection online: <https://engage.dublincity.ie> on the City Council's website [www.dublincity.ie](http://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 **28/03/2025**.

Submissions or observations may also be made online <https://engage.dublincity.ie> on the City Council's website [www.dublincity.ie](http://www.dublincity.ie) before 23.59hrs on **28/03/2025**.