



## **SITE NOTICE**

### **NOTICE OF PROPOSED DEVELOPMENT.**

#### **PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED).**

#### **PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED).**

#### **PROPOSED DEMOLITION OF ONE DWELLING AND CONSTRUCTION OF FOUR DWELLINGS AND ALL ASSOCIATED SITE WORKS AT MALAHIDE ROAD, MALAHIDE, CO. DUBLIN, K36 EP89.**

In accordance with Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), Fingal County Council hereby gives notice of the proposed works to be carried out on a site measuring approx. 0.2 hectares at Malahide Road, Malahide, Co. Dublin, K36 EP89. The nature and extent of the proposed development is as follows:

**Demolition of one existing single-storey detached bungalow and the construction of four single-storey 2-bedroom semi-detached houses including private open space for each dwelling in the form of rear gardens, open space to the front of the site incorporating Sustainable Urban Drainage Systems (SUDs), five car parking spaces, hard and soft landscaping, boundary treatments, public lighting, signage, vehicular access from Malahide Road, connections to utilities and services, and all associated site development works.**

The plans and particulars of the proposed development will be available for inspection at <https://consult.fingal.ie/en/browse> and for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Friday, 6<sup>th</sup> February 2026 up to and including Friday, 6<sup>th</sup> March 2026** at the following locations:

- **Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2** (during normal opening hours; Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm excluding bank holidays and public holidays).
- **Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638** (during normal opening hours; Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm excluding bank holidays and public holidays).

The plans and particulars of the proposed development can also be inspected at the following location:

- **Fingal County Council, Malahide Library, Main Street, Malahide, Co. Dublin, K36 EW63** (during library opening hours).

Submissions or observations with respect 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 as follows:

**Online:** Via the Council's consultation portal <https://consult.fingal.ie/en/browse>

**Or**

**In writing:** Addressed to Director of Housing, Housing Department, Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638.

Submissions or observations can be made from **Friday, 6<sup>th</sup> February 2026 and must be received before 11:59 pm on Tuesday 24<sup>th</sup> March 2026**. **NOTE:** Please make your submission by one medium only.

The proposed development has undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) and Fingal County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended) to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. In addition, the proposed development has undergone screening for Appropriate Assessment and Fingal County Council has determined that following an examination, analysis and evaluation of all relevant information, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, the proposed development either individually or in combination with other plans and projects, and in the absence of mitigation, is not likely to have a significant effect on any European Site(s), in view of the sites' conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

All the issues that are raised in submissions and observations to the Council in regard to this development, including the response of the Chief Executive thereto, will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. The statutory report will list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with regulations made under Part XI of the Planning and Development Act 2000 as amended. The minutes of that meeting including the statutory report will appear on the Council's Website. Details including the names of those making submissions and observations may also be shared with relevant Council Departments and agents working on their behalf.

  
Paul Carroll, Director of Housing

6<sup>th</sup> February 2026