

SITE NOTICE



**Comhairle Contae
Dhún na nGall**
Donegal County Council

PLANNING AND DEVELOPMENT ACT 2000 – SECTION 179
PLANNING AND DEVELOPMENT REGULATIONS 2001 – ARTICLE 81

NOTICE PURSUANT TO ARTICLE 81 OF PART 8 OF THE ABOVE REGULATIONS (“the Regulations”), RELATING TO A PROPOSED DEVELOPMENT BY DONEGAL COUNTY COUNCIL

Project Name: Social Housing Development at Machaire Gathlán/Ard na gCeapairí, Doire Beag, Dún na nGall.

TAKE NOTICE that Donegal County Council (“the Council”) proposes to carry out the development specified in paragraph (b) below and in relation thereto: -

(a) The location of the development is on lands at **Machaire Gathlán/Ard na gCeapairí, Doire Beag, Dún na nGall.**

(b) The nature and extent of the proposed development is as follows: -

Development of 19 no. social housing units including all associated site development works in 2 phases with Phase 1 being developed initially and Phase 2 as a future phase of development to be progressed upon installation of wastewater infrastructure.

Phase 1 will comprise the construction of 12 no. units consisting of 2no. 1-bed apartments, 2no. 2-bed apartments, 4no. 2-bed houses, 3no. 3-bed houses, 1no. 4-bed house with associated onsite wastewater treatment system (WWTS).

Phase 2 (future development) of the project will consist of the development of an additional 07 no. units consisting of 4no. 2-bed apartments and 3no. 2-bed houses. This phase is dependent on the connection to a public sewerage network, decommissioning and removal of the onsite WWTS.

All associated ancillary site works shall be located within the townlands of Machaire Gathlán/Ard na gCeapairí.

(c) The proposed development is sub-threshold for the purposes of Environmental Impact Assessment (“EIA”) per Article 92 of the Regulations and the Council has concluded on the basis of a Preliminary Examination of the nature, location and size of the proposed development in accordance with Article 120 (1)(b)(i) thereof that there is no real likelihood of significant effects on the environment arising from the proposed development and that Environmental Impact Assessment (“EIA”) is not required. A copy of this Preliminary Examination and conclusion will be available for inspection or purchase along with the documents referred to at paragraph (e) below.

Where however any person considers that the proposed development to be carried out by the Council would be likely to have significant effects on the environment, he or she may at any time before the expiration of 4 weeks beginning of the date of publication of this notice apply under Article 120(3)(b) of the Regulations to An Bord Pleanála (64 Marlborough Street, Rotunda, Dublin 1, D01 V902) for a screening determination as to whether the development would be likely to have such effects.

(d) In order to ascertain whether the proposed development required Appropriate Assessment (“AA”) the Council carried out a screening of same in accordance with Article 250(1) of the Regulations and made a determination in view of best scientific knowledge that the development individually or in combination with other plans or projects would not be likely to have a significant effect on a European site in view of the site’s conservation objectives and that AA was not required. A copy of this determination including the main reasons and considerations on which the determination was based will be available for inspection or purchase along with the documents referred to at paragraph (e) below.

Where however any person considers that the proposed development to be carried out by the Council would be likely to have a significant effect on a European Site, he or she may apply under Article 250(3)(b) of the Regulations to An Bord Pleanála (64 Marlborough Street, Rotunda, Dublin 1, D01 V902) for a determination as to whether the development would be likely to have such significant effect and the Board will make a determination on the matter as soon as possible. Any application for such determination in order to be considered by the Board must state the reasons for the forming of the view that the development would be likely to have a significant effect on a European Site.

(e) Plans and particulars of the proposed development will be available for inspection online at <https://consult.donegal.ie/> or for inspection at the Council’s offices below and purchase (at a fee not exceeding the reasonable cost of making a copy) at:

Location	Address	Telephone/email	Opening Hours
Dungloe Public Services Centre	Bóthar Ghaoth Dobhair, An Clochán Liath, Co. Donegal, F94 H4CF	Tel: 074 9153900 Email: housingcapital@donegalcoco.ie	9:00am – 12.30pm & 1.00pm – 4.30pm Monday to Friday (excluding bank holidays & weekends)
County House Lifford	County House, Lifford, Co. Donegal, F93 Y622	Tel: 074 9153900 Email: housingcapital@donegalcoco.ie	9:00am – 12.30pm & 1.00pm – 4.30pm Monday to Friday (excluding bank holidays & weekends)

The said plans and particulars will be available for inspection as above from **13th March 2025 – 11th April 2025 (inclusive).**

(f) Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to the Housing Capital Section, Donegal County Council, Three Rivers Centre, Lifford F93 Y622 or by email to housingcapital@donegalcoco.ie on or before 4:00pm on 29th April 2025. **Please mark the front of the envelope with the project name as per the above schedule.**

Donegal County Council, County House, Lifford.

Date: 13th March 2025