

PLANNING NOTICES

Planning and Development (Housing and Residential Tenancies) Act 2016 Planning and Development (Strategic Housing Development) Regulations 2017 Notice of Strategic Housing Development Application to An Bord Pleanála We, Glencough Homes Ltd, intend to apply to An Bord Pleanála for a 10 year planning permission for a strategic housing development at a site of c. 25.3 ha at the townlands of Hollystown, Edinarrin, Hollywoodrath, Crossrath, Yellow Mills, Powerstown, and Tyrrelstown, Dublin 15 which include lands in the former Hollystown Golf Course and lands identified under the Kilmarrin Local Area Plan 2013 (as extended). The lands are bound by the R121 and Hollywoodrath residential development to the east, the under construction Bellinmore residential development to the south and north, the former Hollystown Golf Course to the north, Tyrrelstown Educare, Terenure National School, St Luke's National School and Tyrrelstown Community Centre to the west and south and the existing Tyrrelstown Local Centre to the south. The proposed development will consist of the development of 548 no residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/cafe unit, 2 no. creche, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space and public realm, over a site area of c. 25.3 ha, as follows: 1 On lands to the north of the application site (referred to as Sites 2, 3 & 4) the proposed development includes for 428 no. houses and apartments comprising: 27 No. 1 bed apartments, 97 No. 2-bed houses, 267 No. 4-bed houses and 37 No. 4-bed houses set out in 401 no. houses (173 no. 2-storey and 28 no. 3-storey) and 9 no. 3-storey apartment buildings (27 no. no. 1 total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 61 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 235 no. cycle parking spaces are provided comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 55 no. spaces for the apartments. 2 On lands to the south of the application site and north of the Tyrrelstown Local Centre (referred to as Local Centre) the proposed development includes 130 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys (12 no. 1 bedroom, 68 no. 2 bedroom and 20 no. 3 bedroom) all of which have balconies or terraces set out as follows: Block A, is a 4 storey building providing 12 no. units with proposed balconies with a carterfall unit of 158sqm and community hub of 144.5 sqm proposed at ground floor; Block B, is a 3.5 storey building providing 34 no. units with proposed balconies and ground floor terraces; Block C, is a 3.5 storey building, providing 44 no. units with proposed balconies and ground floor terraces; Block D, is a 4 storey building, providing 30 no. units with proposed balconies and ground floor terraces, with a creche of 510 sqm with an external play space of 200 sqm and a Montessori of 280.3 sqm with an external play space of 185 sqm proposed at ground floor. External communal amenity space is provided at ground podium/terrace levels throughout the scheme. A standalone 2-storey creche unit is also provided of 529 sqm with an external play space of 243 sqm, to the south of the site. Car Parking is provided in 10 no. car stores, 10 no. motor spaces, 10 no. motor spaces and 9 no. public spaces on the Link Street. A total of 300 no. bicycle parking spaces are proposed as part of the development comprising 230 no. long stay spaces for residents and 70 no. short stay spaces for both visitors and the non-residential activity. 3 Vehicular access to Sites 1 & 3 to the north of the application site is through the construction of a new vehicular entrance of Hollywoodrath Road (R121), a new footpath and cycle path along the northern and western side of the R121 along the site frontage extending south to the existing Toucan crossing facility over the R121, and provision of 2 no. new Toucan crossings on the R121 (c. 0.53 ha) as well as via an entrance to Hollystown Avenue link road south of the permitted Bellinmore development. Vehicular access to the Local Centre to the south of the application site is via the existing access point along Hollystown Avenue and the north-south link route from the existing Tyrrelstown Local Centre which is partially completed and partially under construction. Pedestrian and cycle access is also provided along the R121, through existing roads within the application site and through the creation of a new pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course. 4 The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, watering areas, kick about area, playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 321 ha of linear park along the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features provided in the scheme. The proposed Class 1 open space is provided as a north-south pedestrian/cycle route connecting the site to the Rathoff Road and the future Dublin GA facilities at this location. 5 The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park. 6 The development will also provide for all associated ancillary site development infrastructure, including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage, internal roads & footpaths, landscaping, and all associated engineering and site works necessary to facilitate the development. The proposed scheme is designed to integrate with the previously permitted development at Bellinmore (Ref FW/19/00061) which is currently under construction and recently permitted development on lands to the north of the site known as Site 1 (FCC Ref: FW/21/0032). The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023 and the Kilmarrin Local Area Plan 2013 (as extended). The application contains a statement setting out why permission should be granted for the proposed development, having regard to a consideration specified in section 59(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Fingal County Development Plan 2017-2023 and the Kilmarrin Local Area Plan 2013 (as extended), other than in relation to the zoning of the land. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application, together with an Environmental Impact Assessment Report, is currently under construction and recently permitted development on lands to the north of the site, public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.hollystown2hd.ie Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observation in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations may be made in writing or by email to the applicant, who may also be contacted by telephone on 01-499 3414. The applicant may also be contacted by telephone on 01-499 3414. A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: Sorcha Turnbull Agent Brady Shippin Martin, Mountpleasant Business Centre, Ranelagh, Dublin 6. Date of Publication of Newspaper Notice: 14th December 2021.

Wicklow County Council, We, Marina Quarter Limited, intend to apply for full planning permission for development at a site (c. 2.7 hectares) within the townland of Kilbraddy, Demesne East & Kilbraddy Demesne West, Southern Cross Road, Bray, Co. Wicklow. Kilbraddy Home and Entrance Gates and Piers are protected structures. The proposal is for Phase 2 of a 2-phase housing development and will consist of: A) The construction of 34 no. dwellings comprising 12 no. 2 bedroom 2 storey townhouses, 14 no. 3 bedroom 2 storey townhouses, and 8 no. 3 bedroom 2 storey semi-detached houses; B) All ancillary development works including footpaths, landscaping boundary treatments, public, private open space areas, car and bicycle parking, single storey ESB substations/bicycle stores, regrading/paving of site where required and all ancillary site development/construction works (and all new site services connections); C) Vehicular access will be from the Southern Cross Road (R768) via the existing entrance serving Kilbraddy House & Gardens & Parklands Office Park. The works will include the taking-down relocation and reconfiguration of the existing Kilbraddy entrance gates and piers (a protected structure) further within Kilbraddy House & Gardens, with new access to the proposed residential development via new, overall revised entrance arrangements (including to existing dwellings) and access route. It is also proposed to provide pedestrian access to the north and pedestrian access to eastern boundary (from R761); the proposed development will allow for all roads, services and landscaping for Phase 1 and Phase 2 sites. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of Wicklow County Council, County Buildings, Wicklow during its public opening hours, and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Westmeath County Council, Municipal District of Mullingar and Kinnegad - Significant Further Information / Revised Plans. Glenewagh Homes Ltd has submitted further information / revised plans, in relation to planning application Ref no. 21/19 for the construction of 83 no. residential units, 1 no. pumping station and all associated ancillary development works including a shared cycle and pedestrian pathway which runs along the southern, western and northern boundary of the site, access, footpaths, parking, drainage, landscaping and amenity areas at Rathewang, Mullingar, Co. Westmeath. Access will be via the existing entrance on the R394 (C-Link) to the north of the site. This development will form part of a larger two-phase development at this location. A Natura Impact Statement (NIS) was submitted to the planning authority with the application. The Natura Impact Statement is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority. Significant Further Information/Revised Plans have been furnished to the Planning Authority in respect of this proposed development, and are available for inspection or purchase at the offices of the Authority at Planning Centre, County Buildings, Mullingar during its public opening hours. A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority within five weeks of receipt by the Planning Authority of the newspaper notice and site notice in the case of a planning application accompanied by an Environmental Impact Statement (EIS) or a Natura Impact Statement (NIS) and must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation.

KILDARE COUNTY COUNCIL We, Heaton Unlimited Company, intend to apply for permission for development at this site: WHITEWATER SHOPPING CENTRE, NEWBRIDGE, COUNTY KILDARE. The development will consist of: New anchor retailer signage on the north and east elevations of the shopping centre at locations similar to those used by Debenhams. The proposed "Fraser's" sign on Military Road will be illuminated. Includes works to facilitate the development. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

SOUTH DUBLIN COUNTY COUNCIL We, Edmondston Golf Club CLG, intend to apply for planning permission for a new aluminium frame glazed, 1278m2 pergola enclosure to form an outdoor dining extension to the bar and restaurant on the eastern side of the clubhouse, with associated ground works to support the new structure, including alterations to existing, and the provision of new, rainwater goods and drainage at Edmondston Golf Club, Rathfarnham, Dublin 16. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am - 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€200) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

Dun Laoghaire Rathdown County Council Planning is being sought for photovoltaic panels to three buildings: Overends, Knockin, Hive Building and Energy Centre. The buildings are within the curtilage of a protected structure, Artific House (RPS No. 1204), Overend Avenue, Dundrum, Dublin 14 by Article 15(1). The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission or observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

DUBLIN CITY COUNCIL Ray Annamalai is applying for planning permission for change of use from offices to six apartments, at comprising four two-bed, one one-bed and a duplex studio at 64 Leeson Street Lower, Dublin 2, a protected structure. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL Planning Permission is being sought for alterations and additions to an existing 2-storey, single (with dormer) semi-detached dwelling at No. 44 South Avenue, Merrion, Co. Dublin. The proposed development will comprise the construction of a new first floor extension to the gable-end, the partial demolition of an existing single storey extension to the rear and the construction of a new single storey extension to the rear in lieu of same, the construction of a new dormer window to replace an existing dormer window to the rear, and the construction of a new entrance porch incorporating a new bay window to existing converted garage, together with alterations to existing window openings, including new velux roof lights to the front and side elevations, and all ancillary site works including connections to existing services. Signed Mr & Mrs Roy Linton & Anne Marie Brooks. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission or observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

KILDARE COUNTY COUNCIL ECOLIDGE CONSTRUCTION LTD intend to apply for PERMISSION for development at this site at MAIN STREET, BALLYMORE EUSTACE, CO. KILDARE. The development will consist of: PERMISSION FOR THE FULL DIVISION OF EXISTING SITE FOR THE CONSTRUCTION OF 4 NO DWELLINGS (2 BLOCKS OF 2 SEMI-DETACHED TWO STOREY HOUSES, TYPE A - 4 BEDROOM TWO STOREY HOUSE WITH ATTIC CONVERSION, TYPE B - 3 BEDROOM TWO STOREY). PARTIAL DEMOLITION OF EXISTING BUILDING TO ALLOW ACCESS ROAD AND PUBLIC FOOTPATH CONNECTION TO PUBLIC FOUL SEWER AND ALL ASSOCIATED SITE WORKS. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. Prepared by: WHYTE PLANNING CONSULTANTS Ltd. info@dkewhyte.ie; 08666001194

KILDARE COUNTY COUNCIL We, KOCF Limited, intend to apply for full planning permission for the development at Barberstown Road, Straffan, Co. Kildare. The development will consist of the construction of a two storey 91 No. bed nursing home with an overall area of 4,577 sqm. The Nursing Home includes all associated user comprising en-suite bedrooms, reception and day rooms, quiet rooms, dining rooms, family room, lounge rooms, kitchen, treatment rooms and salon family room, reflection room, administration and office rooms, storage rooms, laundry room, staff facilities, plant rooms, service rooms, accessible WCs and circulation areas. The works will include all associated landscaping and site works and 30 No. vehicular parking spaces and 12 No. cycle parking spaces will be provided. The nursing home will be accessed via a new vehicular and pedestrian link formed via the adjacent Darcy Residential development (currently under construction, planning ref. 171299). Service vehicles will access the development via the existing service road to the west of the development, which will feature minor modifications to include a new footpath and streetlighting. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

DUBLIN CITY COUNCIL We, Kevin & Carol Hollingsworth, intend to apply for permission for development at this site, 142 Beaumont Road, Beaumont, Dublin 9, D09 PW01. The development (site area of 0.402 hectares) will comprise of Demolition of an existing outhouse building to the rear of the existing dwelling (10m²). Alterations to and reconfiguration of the internal layout of the existing dwelling (77m²). Construction of a new semi-pitched roof, single storey rear extension (3.519m in height) and a flat roof, 2-storey side extension (5.405m in height) with a total Gross Floor Area of 108m² to the existing dwelling. The proposed new extension will comprise a kitchen/dining area, children's play room, utility room, boiler room, and 2 no bedrooms (and associated en-suites) at ground-floor level and 1 no. master bedroom at first-floor level. Replacement of existing low level concrete wall and hedge with new concrete wall (2m in height), construction of new access, paving and all associated site works required to facilitate the proposed development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00am - 4.30pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€200) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submission or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

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