

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 Birkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a c. 0.61 hectare (c. 0.097 sq m) site at No. 146A and Nos. 148-148A Richmond Road, Dublin 3 (Eircodes D03 W2H1, D03 T6P0, D03 Y8R9, D03 PX27, D03 K6F7, D03 E447 and D03 HK27). The site is bounded to the north-east by Richmond Road and the Leyden's Wholesalers & Distributor Site, to the north-west by an apartment development (Deakin Court), to the south-west by the Tolka River and to the south-east by a residential and commercial development (Distillery Lofts). Improvement works to Richmond Road are also proposed including carriage-way widening and a new signal controlled pedestrian crossing facility on an area of c. 0.08 hectares (c. 762 sq m). The development site area and road works area will provide a total application site area of c. 0.69 hectares (c. 6,829 sq m). The proposed development will principally consist of: the demolition of all existing structures on site (c. 2,346 sq m) including warehouses and 2 No. dwellings; and the construction of a part 6 No. to part 8 No. storey over basement development (with roof level telecommunications infrastructure over) comprising 1 No. care/retail unit (157 sq m) at ground floor level and 183 No. Build-to-Rent apartments (103 No. one bedroom units and 79 No. two bedroom units). The proposed development has a gross floor area of c. 16,306 sq m over a basement of c. 2,729 sq m. The proposed development has a gross floor space of c. 12,489 sq m. The development also includes the construction of a new c. 126 No. metre long section of flood wall to the River Tolka along the site's southern boundary. The new flood wall is positioned at the top of the existing river bank and will connect to existing constructed sections of flood wall upstream and downstream of the site. The top of the wall will be set at the required flood defence level resulting in typical depths of c. 1.2 to 2 metres above existing ground levels. The development will also include the repair and maintenance of the existing river wall on site adjacent to the River Tolka. The development also provides for a range of residential amenities and facilities: 71 No. car parking spaces including 8 No. electric vehicle spaces; 4 No. mobility impaired spaces and 1 No. car share space; 5 No. motorcycle parking spaces; bicycle parking; electric scooter storage; a drop off space; the decommissioning of the existing telecommunications cabinet at ground level and provision of new telecommunications infrastructure at roof level including shafts, cabinets and microwave link dishes; balconies facing all directions; public and communal open space; a pedestrian/bicycle connector along the north-western boundary of the site from Richmond Road to the proposed pedestrian/bicycle route to the south-west of the site adjoining the River Tolka; roof gardens, hard and soft landscaping; boundary treatments; green roofs; ESB Substation; switchroom; comms rooms; generator; lift overruns; stores; plant; and all associated works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. A Natura Impact Statement has been prepared in respect of the proposed development. The application (together with the Natura Impact Statement) may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application and Natura Impact Statement may also be inspected online at the following website set up by the applicant: www.richmondroadsdhd.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 observations 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 duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent; (b) the subject matter of the submission or observations; and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may refuse to grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). 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 the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: Patricia Thornton (Agent, Thornton O'Connor Town Planning, No. 1 Kilmacard Road Upper, Dundrum, Dublin 14) Date of publication: 21st December 2021

SOUTH DUBLIN COUNTY COUNCIL We, Jackie Greene Construction Ltd, intend to apply for planning permission for development at a site at Hayden's Lane, Adamstown, Lucan, County Dublin. The development will consist of the following: • Construction of a residential development comprising 3 no. 3-5 storey blocks of 74 no. apartments (20 no. 1-bed, 48 no. 2-bed and 6 no. 3-bed) all with associated private balconies/terraces to the north/south/east/west elevations; • Vehicular and pedestrian access from Hayden's Lane to the north west of the site and the second existing vehicular entrance at south west of site; • A pedestrian access from Griffith Park to the south east of the site; • Provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works. The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions 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.

LOUTH COUNTY COUNCIL - Planning permission is sought by Storm Rush Limited for development at a site to the Rear of Nos. 6-12 Linn Mead and Accessible via Existing Access Road off Hardy's Lane, Dundalk, Co. Louth. The development will consist of: (i) construction of a two-storey warehouse building (1,325sq.m) and associated concrete yard; (ii) provision of 12 no. car parking spaces, 2 no. truck/van parking spaces and 10 no. cycle parking spaces; (iii) creation of new vehicular entrance to site off the existing access road along the southern boundary; and (iv) all associated site development works including landscaping, boundary treatment and SuDS drainage works necessary to facilitate the development. This application is accompanied by a Natura Impact Statement. This planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Louth County Council from 9.30am to 4.30pm Monday to Friday. A submission or observation in relation to the application may be made to the Authority in writing within a period of 5 weeks from the date of receipt by the Authority of the application and on payment of the prescribed fee of €20.00.

WICKLOW COUNTY COUNCIL - Killeole Primary School Board of Management seeks Permission for demolition of the existing St. Anthony's Building roof and construction of new pitched and flat roof to existing building with internal courtyard, two new corridors to form new external classroom, two new link corridors, a single storey primary school extension with 3 primary school classrooms, GP Hall (195 sqm), Multipurpose Room (20 sqm), Admin Office (16 sqm) 2 no. SET rooms (16 sqm each), Library / Resource Room (66 sqm) and ancillary accommodation (total extension area 1,110 sqm), 12 no. new car-parking spaces, 36 no. bicycle spaces, new pedestrian entrance, gates, stairs and ramps and works to Killeole Road R761, new boundary treatment and landscaping, new foul and surface water drainage, new hard play areas, new ball court, including all associated and ancillary works at Killeole Primary School, St Anthony's Building, Main Street, Killeole, Co. Wicklow. 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.

FINGAL COUNTY COUNCIL We, Moongrove Properties Ltd, intend to apply for planning permission for development at this site address: Unit 33, North Park, North Road, Dublin 11. Eircode - D11N994. The development will consist of the following extensions internally and externally to the existing offices: a) New ground floor lift (and lobby), b) New first floor lift, office, and display room, c) New second floor lift, waiting area, tea room and toilets, d) Changes to front elevational window fenestration. With all ancillary and 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 the public opening hours of 9.30 - 16.30 Monday - Thursday and 9.30 - 16.00 Friday (Cash office opening hours are 9.30 to 15.30pm) at Fingal County Council, Grove Road, Blanchardstown, Fingal, Dublin 15, D15W638. A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application, and such submissions 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.

Kerry County Council - David Moriarty & Associates RIAI Architects (www.dma-architects.ie) (087-6497313) on behalf of Skelligs Retreat Ltd wish to apply to Kerry County Council for planning permission to: A. Material alterations to the existing farm buildings including new window openings & the reinstatement of roofs to outbuildings & the raising of the ridge line of the roof of the existing farm house B. Material change of use of the existing farm out buildings & farm house from agriculture to wellness retreat; C. Permission to construct a new 28sqm link Building D. Permission to construct extension of 80sqm E. Installation of new waste water treatment unit F. Provision of all site works G. Construction of a new car park and network of pathways, H. the construction of 7 standalone treatment rooms. All at ALLAGHEBRIE, BAJ LINSKELIGH CO. KERRY. 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, Monday to Friday 9.00am to 5.00pm. A submission or observation in relation to the planning application may be made in writing to the Authority on payment of the prescribed fee €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

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SOUTH DUBLIN COUNTY COUNCIL Planning Permission is sought by Mr. Ding Chen of 52 The Drive, Millbrook Lawns, Tallaght, Dublin 24, D24 H16R for the construction of new slate clad pitched roof structure not exceeding 8.950m in height above ground level to cover the existing flat roof, to include new dormer roof over starwell with frosted window to attic landing level, roof light over and 'Velux' window to front storage space and all associated site works. 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

Fingal County Council J. James Isdale intend to apply for developments at this site, Turvey Business Park, Donabate, Co. Dublin, K36 WD99. The development will involve the construction of a two storey industrial unit with office accommodation and toilet facilities at first and ground floor level, storm water attenuation unit with flow control chamber and light liquid separator and connection to public storm water services, proprietary wastewater treatment system and soil polishing filter, permeable paved area south of site, new entrance to Turvey Avenue 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 of 9.30 - 16.30 Monday - Friday (Swords) and Monday to Thursday 9.30am to 4.00pm (Blanchardstown). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee within the period of 5 weeks, beginning on the date of receipt by the Authority of the application and such submissions 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.

DUBLIN CITY COUNCIL Frank Gleeson intend to apply for planning permission to demolish an existing 2-storey building containing a bar, restaurant, bookmakers and take-away and to for the construction of a new commercial/residential mixed-use development, consisting of a 5-storey over basement structure containing 240 sqm hospitality/commercial unit at ground level with a 142 sqm basement, a 149 sqm retail unit also at ground floor, 48 no. apartments over 4 storeys, with balconies (3 no. 3-bed, 31 no. 2-bed, 14 no. 1-bed units), public and communal open space at first floor plaza level, communal open space at fourth floor level, pedestrian access at Main Street and Ballygall Road, a total of 31 car parking spaces and 106 bicycle parking spaces at ground level, vehicular access from Main Street and vehicular exit onto Ballygall Road, waste storage, ancillary site development works, associated services and landscaping, all at The Bottom of the Hill Bar, Main Street & Ballygall Road, Finglas, Dublin 11, adjacent to a protected structure (RPS no. 4850 in the Dublin City Development Plan 2016-2022). 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 planning 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.

Wicklow County Council L. Dillon Cowzer, seek Permission for Demolition of existing garden shed, construction of new dormer style dwelling with attic accommodation, new site access onto sea Road and revised site access for the existing house and associated site works, at rear of Sonas, Sea Road, Killeole, Co. Wicklow A63Y884. The planning application may be inspected or purchased for a fee not exceeding a 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, 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 retention permission is sought for part dormer dwelling with two-storey extension on rear and single-storey extension on side with roof garden, with open sided canopy above front door at 60 Cornmans Road, Loughlinstown, Co. Dublin by Conor Goff. 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/observation may be made on payment of the €20 within a period of 5 weeks from the date the application is received by the Planning Authority.

Dun Laoghaire Rathdown County Council: Permission is sought for (i) Car wash, (ii) Car wash plant room with water recycling system and (iii) All associated structures, drainage, and site development works at Circle K Beechwood Service Station, Dublin Rd, Bray, A98 EK25 by Circle K Ireland Retail Limited. 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/ 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.

WICKLOW COUNTY COUNCIL - Killeole Primary School Board of Management seeks permission for demolition of the existing Primary School building, construction of a new two storey Primary School building with 12 classrooms, and ancillary accommodation (2,181 m²) 56 no. car parking spaces, 36 no. bicycle spaces, works to entrance/exit road and pavement, new foul and surface water drainage, new boundary treatment and landscape planning, new hard play areas, new ball court, including all associated and ancillary works at Killeole Primary School, St. Brigit's Building, Main Street, Killeole, Co. Wicklow. 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.

MEATH COUNTY COUNCIL - FURTHER INFORMATION AND REVISED PLANS - I. David O'Byrne, applied for planning permission for development at Land to the rear of Nos. 9 & 10 Main Street, Summerhill, Co. Meath (Planning Application Reference: 21/145). Significant further information and revised plans, in relation to the application, have been furnished to the Planning Authority and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during office hours. A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee. Submission or observations to be sent to the Planning Authority within two weeks of receipt by the Planning Authority of the newspaper notice and site notice or in the case of a planning application accompanied by an Environmental Impact Assessment Report (EIA) or a Natura Impact Statement (NIS), within 5 weeks of receipt of such notices by the Planning Authority.

DUBLIN CITY COUNCIL 5 Richelieu Park, Sandymount, Dublin, D04 W3X6 Permission is sought for altering and extending the rear attic bedroom, by 7 sqm, by forming a dormer in the rear roof slope of the house and carrying out ancillary contingent works for the owners David and Caroline Gallagher. 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.

DUBLIN CITY COUNCIL I. We Scott & Victoria Langley intend to apply for permission for development at this site at 56 Neagh Road, Terenure, Dublin 6W. The development will consist of the retention of a front porch, rear single storey ground floor extension, rear first floor extension, roof light and stove flue on the rear roof slope and garden 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.

MONAGHAN COUNTY COUNCIL I. Eugene Hanratty, intend to apply for Outline Permission for development at Graghagh, Ballybay, Co. Monaghan. The development to consist of 2no. new dwellings, effluent treatment plant and percolation areas, 2no. new domestic entrances onto the public road and all associated site works. This 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 that 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 Retention planning permission is sought by Andrea Dandy for the retention of an existing first floor extension (27 square metres) to the rear of existing dwelling with flat roof & rooflight at 38 Brian Boru Avenue, Dublin 3, D03 AYT5. 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.

SOUTH DUBLIN COUNTY COUNCIL Circle K Ireland Retail Limited are applying for permission for development which will consist of (i) car wash, (ii) car wash plant room with water recycling system, (iii) re-location of the main ID sign and (iv) all associated structures, drainage, and site development works at Circle K Ninth Lock Service Station, 2 Ninth Lock Road, Dublin 22, D22 E6R2. 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

Dublin City Council - We, KCP Nassau Limited (trading as KC Peaches) intend to apply for a licence to place street furniture in front of our premise at 27-29 Nassau Street, Dublin 2. The street furniture will consist of 9 tables, 18 seats & metal half glazed windscreens, the screened area to be measured 25m². The application may be inspected at the offices of the Street Furniture Unit, Dublin City Council, Block 2, Floor 3, Civic Offices, Wood Quay, Dublin, 8 and that observations etc. on the licence application may be submitted in writing to the above address within a period of 5 weeks from the date the application is lodged.

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