

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Date: 12-Jan-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD21A/0232
Development: 3-4 storey nursing home building to consist of 111 bedrooms (with ensembles) and associated staff and resident welfare facilities, amenities and including extensive landscaped gardens. The protection and preservation of Newbrook House (a protected structure-Ref No 300) and incorporation with the construction of the new 3-4 storey nursing home. Formation of new vehicular access and pedestrian site access off Taylors Lane and associated landscaping works. Communal open space as well as other facilities open to the public such as hair salon, function suite and cinema. Provision of 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 short and long stay cycle parking spaces. 5 new 3 storey dwellings with associated parking landscaping and services.
Location: Lands to the south of Taylor's Lane, Ballyboden within the cutilage of Newbrook House
Applicant: Luxcare Limited

Dear Sir/Madam,

Following the receipt of Further Information, the Planning Authority considers that the information received contains significant additional information and therefore, in accordance with Article 35(1)(a) and (b) of the Planning and Development Regulations 2001 (as amended), the applicant is required to:

- (a) publish a notice in an approved newspaper, containing, as a heading the name of the Planning Authority, marked "Further Information" or "Revised Plans", as appropriate, and stating:
 - the name of the applicant,

- the location, townland or postal address of the land or structure to which the application relates (as may be appropriate),
- the reference number of the application on the register,
- that significant further information or revised plans, as appropriate, in relation to the application has or have been furnished to the Planning Authority, and is/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 its public opening hours, and
- that 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, not later than 2 weeks after the receipt of the newspaper notice and site notice by the planning authority under (a) and (b) of this sub-article or, in the case of a planning application accompanied by an EIAR, within 5 weeks of receipt of such notices by the Planning Authority,

and to submit a copy of the notice to the Planning Authority.

- (b) Erect or fix a site notice on the land or structure to which the further information relates, in the form set out in Form No. 4 of Schedule 3 of the Planning and Development Regulations 2001 (as amended) or a form substantially to the like effect and to submit a copy of the notice to the Planning Authority.

The newspaper notice must be published and the site notice erected and copies of same be submitted to the Planning Authority by 26/01/2022.

(NOTE: samples of both the Newspaper Notice and Site Notice may be viewed/downloaded from the Council's website:

<https://www.sdcc.ie/en/services/planning/planning-applications/make-a-planning-application>

Yours faithfully,

Brian Connolly
for Senior Planner