

PLANNING NOTICES

Planning and Development Act 2000 to 2020 Application to An Bord Pleanála Reference Number ABP-3/0753-21 In accordance with section 146B of the Planning and Development Act 2000, as amended, An Bord Pleanála has received a request from Ranelawood Holdings Limited to alter the terms of the grant of planning permission for a Strategic Housing Development at lands at Palmerston Retail Park, Kamsfield Road Lower, Palmerston, Dublin 20 (An Bord Pleanála application Reference Number ABP-307092-20 as amended by ABP-309899-21). The request relates to the demolition of existing structures, construction of 250 no. Build to Rent apartments and associated site works. The proposed alterations relate to the following: Proposed alterations to the previously permitted Strategic Housing Development (permitted under ABP-307092-20 as amended by ABP-309899-21) including: • Proposed external and internal alterations to previously permitted Blocks C, D & E only including elevational changes; reduction in site levels; increase in height to accommodate construction method requirements including lift shaft over-run, AOV and parapet; minor increase in footprint/floor plans of Blocks C, D & E to accommodate construction method requirements and revised apartment mix/layouts; • Proposed alterations to previously permitted apartment mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 33 no. 1 beds and 34 no. 2 beds (67 no. units) to now provide 38 no. 1 beds and 37 no. 2 beds (75 no. units); • Proposed alterations to previously permitted apartment layouts and communal spaces within Block E, a proposed additional setback floor (i.e. proposed 9 storey building) comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed) with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 30 no. 1 beds and 17 no. 2 beds (47 no. units) to now provide 37 no. 1 beds and 18 no. 2 beds (55 no. units); • Proposed alterations to previously permitted apartment layouts and communal spaces within Block D, a proposed additional setback floor (i.e. proposed 8 storey building) comprising 5 no. additional units (2 no. 1 beds and 3 no. 2 beds), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 33 no. 1 beds and 34 no. 2 beds (67 no. units) to now provide 38 no. 1 beds and 37 no. 2 beds (75 no. units); • Proposed alterations to previously permitted apartment layouts and communal spaces within Block E, a proposed additional setback floor (i.e. proposed 9 storey building) comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed) with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 30 no. 1 beds and 17 no. 2 beds (47 no. units) to now provide 37 no. 1 beds and 18 no. 2 beds (55 no. units); • Proposed alterations to previously permitted landscaping proposals to accommodate minor increase in footprint of Blocks C, D & E; • Proposed alterations to previously permitted landscape plan layout and configuration including minor increase in size and provision of an additional 24 bicycle parking spaces and 26 car parking spaces The case reference for the current alteration request is An Bord Pleanála Reference Number ABP-3/0753-21. The Board decided in accordance with section 146B(2) of the Act that the proposed development would constitute a material alteration to the terms of the development. Under section 146B(8), submissions or observations in relation to the request may be made to An Bord Pleanála, during a period of 5 weeks relating to: (a) Whether such an alteration would be likely to have significant effects on the environment; (b) Whether the Board should make the alteration to the terms of the development concerned being an alteration other than that to which the request relates or refuse to make the alteration. The Board shall have regard to the submissions/observations made on foot of this invitation. The information relating to the proposed alteration (including the details of the request) may be inspected free of charge or purchased on payment of a specified fee at the offices of South Dublin County Council and the offices of An Bord Pleanála during public opening hours for a period of 5 weeks commencing on 18th November 2021. Any submission or observation in relation to the request to alter the terms of the development may be made to An Bord Pleanála 64 Marlborough Street, Dublin 1. Any submissions must be accompanied by a fee of €20, except for certain prescribed bodies. There is no fee required to make a submission or observation to the Board in relation to the original application An Bord Pleanála Reference Number ABP-307092-20. Submissions or observations must be received by the Board not later than 3.30 pm on 23rd December 2021. Such submissions or observations must include the following information: 1. The name of the person making the submission or observation, the name of the person, if any, acting on behalf of that person, and the address to which any correspondence relating to the application should be sent; 2. The subject matter of the submission or observation; and 3. The reasons, considerations and arguments on which the submission or observation is or are based. Any submission or observation which does not comply with the above requirements cannot be considered by the Board. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel: 01-8737100).

LOUTH COUNTY COUNCIL, Laurence Tuite, intend to apply for planning permission for the conservation, extension and change of use of the Former St. Joseph's Female Orphanage & Industrial School (A Protected Structure, RPS D290) and St. Malachy's Convent (A Protected Structure RPS D292) to residential use at Seatonon Place, Dundalk, County Louth A91/W102, which is in an Architectural Conservation Area (ACA). The development will consist of: (i) The complete restoration and refurbishment of the two protected structures to the front of the site, at Seatonon Place, comprising: a. The removal of non-original dormer and rooflights to the front and rear of the buildings and the re-roofing of the retained buildings in natural slate and the removal of all metal valleys and cast iron gutters; b. The replacement of the non-original aluminium windows to the front and side of the retained buildings with traditional replica timber weighted up and down sash windows; c. The conservation, draft proofing and refurbishment of the original up and down sash windows to the rear of the building; d. The removal of the existing sand and cement render to the front, side and rear facades of the convent building and the complete restoration and repair of all facade finishes; e. The restoration of the refectory staircase to the convent entrance and the provision of an additional new staircase to all remaining floors; f. The removal of all external religious metal work and iconography to the front of the building, including a statue of St. Joseph, its stone and tier appropriate archway along with and the reinstatement of the concealed window behind, along with all associated restoration amendments, open and metal work to the front facade of the industrial school; g. The reinstatement of the original front door, approach steps and railings to the front facade of the industrial school, along with a contemporary replica door and surround; h. The dry rot remediation, structural repair and fireproofing of the existing floor structure and finishes throughout along with the provision of under-floor heating on completion; i. The restoration, conservation and fireproofing of all original doors and associated retained historical timber elements throughout along with the provision of all required additional fire-fighting facilities and services throughout; j. The removal of the modern internal lift and staircase; and the restoration of the original staircase to the rear of the convent building; k. The widening of the existing basement court to the rear of the convent building along with a new external staircase and access lift platform to provide level access and a new entrance door to the rear of the convent extension; l. The demolition of the intermediate boundary wall to the rear of the property and the provision of a memorial garden to the rear of the property, along with all associated planning and boundary treatments; m. The change of use of the buildings to the front of the property from institutional convent, industrial school and associated residential use respectively, to residential use along with all associated non-original fabric removal and revisions to internal partitions, and doors, the provision of bathroom, kitchen and other partition insertions throughout and associated servicing to provide for 3 no. studio apartments, 16 no. 1 bedroom units, 11 no. 2 bedroom units and 1 no. 3 bedroom units in the provision of 31 units in total in the retained convent and industrial school, along with associated estate office and community room; n. The demolition of the twentieth century, three storey tower block, along with all associated restoration amendments to the rear of the industrial school Building facade; o. The demolition of the single storey lean to the basement refectory to the rear of the industrial building and their reinstatement in the conserved rear facade to the basement refectory; p. The provision of a platform lift and staircase to the front of the building to access the basement from the street level and associated access and restoration revisions; (ii) The demolition of the existing gymnasium, classroom, laundry and workshop building to the rear of the property at Castle Street, including all associated lean to and flat roofed annexes; a covered link to the industrial school, a single storey, twentieth century laundry annex and fire escape; along with the adjoining grove and twentieth century greenhouse and the cataloguing, removal and appropriate historical archival of all redundant laundry equipment; (iii) The construction of a new 4 storey apartment building with a recessed fifth floor to the rear of the site facing onto Castle Street, comprising 1 no. one bed studio apartment, 9 no. one-bedroom apartments, 15 no. two-bedroom apartments and 2 no. three-bedroom units, or 27 units in total (iv) Along with all associated terraces, balconies, lifts, rooflights, solar panels, refuse stores, drainage and site works; (v) The landscaping of the existing yard to the rear of the building, hard standing and garden to accommodate 19 no. car-parking and 58 bicycle spaces using the existing vehicular access onto Castle Street along with the restoration of the pedestrian access and the provision of new steel and glass vehicular gates; (vi) All ancillary development, site services, drainage and landscaping works; The completed development will provide for 56 apartments in both blocks, 31 apartments in the front block, 27 apartments in the rear block comprising: 4 no. 1 bed studio apartment, 23 no. 1 bedroom units, 26 no. 2 bedroom units and 3 number 3 bedroom units. All located at Seatonon Place, and Castle Street Dundalk, County Louth. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies the planning application. 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, Town Hall, Crowe Street, Dundalk during its opening hours from 9.30am to 4.30pm Monday to Friday. A submission or observation in relation to the application may be made to the Planning Authority in writing within a period of 5 weeks from the date of receipt by the Planning Authority of the application and on payment of the prescribed fee of €20.00

TO PLACE A LEGAL OR PLANNING NOTICE
TELEPHONE 01-499 3414
OR EMAIL: legal@thestar.ie

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 Cairn Homes Properties Limited intend to apply to An Bord Pleanála, Dublin 13, Planning for a strategic housing development at a site of c.4.03 hectares at 'Parkside 35', Parkside, Dublin 13. Planning permission is sought for a period of 7 years. The proposed development will consist of the removal of the existing structures (basement) on site (constructed under DCC Reg. Ref: 477607), the construction of a residential scheme of 730 no. residential units in two urban blocks, made up of the apartment buildings and two duplex buildings ranging in height from 1 to 9 storeys. The units will comprise: 50 no. studios, 315 no. 1 bed, 376 no. 2 bed and 36 no. 3 bed units. All residential units will have north/south/west facing balconies/terraces. The proposed development includes internal residential amenity facilities at the ground floor of block 1, 2 and block 5, new convenience retail unit (incorporating ancillary off-licence, deli, coffee area, and storage) at ground floor level of block 1, a creche on the ground floor of block 4, a new public plaza, the completion of the greenway, provision of 510 no. car spaces and 1,285 no. cycle parking spaces at basement and surface level. Vehicular and pedestrian accesses are from Main Street, Balmway Avenue and the Parkside 53a development. There is also pedestrian only access from the greenway. All associated site development works, open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations). The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Dublin City Development Plan 2016-2022 and the Congratium-Belmayne Local Area Plan 2012 (extended until December 2022). The application contains a statement indicating why permission should be granted for the proposed development, having regard to the considerations 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. An Environmental Impact Assessment Report has been prepared in respect of the application. The application together with an Environmental Impact Assessment Report 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 may also be inspected online at the following website set up by the applicant: https://www.parkside35planning.com. 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 an 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 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: 01-85833100). 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 1980), 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: Brenda Birtley (Agent), McGill Planning Ltd., 22 Wicklow Street, Dublin 2 date of publication: 18th November 2021

DŪN LAOGHAIRE-RATHDOWN COUNTY COUNCIL This application relates to development in Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014 (as amended), as follows:- Beckett Road from Junctions E2 to F and F to G including a c.42-metre-long underpass below the Wyalville Link Road (WLR). The construction of the underpass will require temporary diversion and reinstatement of c.0.3km of the Wyalville Link Road to the east of Junction 16 of the M50. Proposals for Lehanstown Lane Greenway crossing incorporating universal access including retaining walls and hard and soft landscaping. Part of Bishop Street from Junctions F to H to the in with Bishop Street permitted under Reg. Ref. DZ15/A0758. Cherrywood Avenue from Junction G to H with associated lean-to in Cherrywood Avenue H to A3 permitted under Reg. Ref. DZ17/A0862 and lean-to in Cherrywood Avenue H to WLR; Part of Gun and Drum Hill Road extending north east of Junction E2 to connect to Mercer's Road as permitted under Reg. Ref. DZ19/A0597; Surface water drainage infrastructure for lands north of Lehanstown Lane includes a temporary attenuation tank west of the junction of Gun and Drum Hill and Mercer's Road and connection to the permitted pipe network under Reg. Ref. DZ19/A0597. The lands to the south of Lehanstown Lane connect to the existing surface water network within Cherrywood Avenue. The development includes proposals for the Class 2 open space area / pocket park (c.0.7ha) surrounding a Protected Structure (Wedge Tomb D1026-024 (National Monument No. 216) and 'Cairn D1026-137'. The total road length proposed is c.1.6kms, of which c.1.3kms is new road, c.0.2kms is new spurs and c.0.1kms relates to lands to existing roads i.e. Cherrywood Avenue, Bishop Street and Lehanstown Lane. Permission is also sought for associated footpaths and pedestrian crossing points, cycle lanes, hand and soft landscaping including screen fencing, public lighting, traffic signals, directional signage, underground services (surface and foul water, drainage and watermain supply) and ducting for telecoms and all associated ancillary site and development works. The planning application may be inspected or purchased for a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours. A submission or observation may be made in writing to the Planning Authority on payment of a fee of €20 within a period of 5 weeks from the date of receipt by the Authority of the application.

Meath County Council Further Information Name of Applicant: James Greene Reference number of the application: 21/1442 The development applied for consisted of: A single storey industrial unit incorporating two storey ancillary office accommodation (1068.5 sq m) for the manufacture, sales, distribution and storage of metal fencing, gates and garden products. Development to include signage on buildings, service yard, external stock/storage area (128 sq m), vehicular entrances (3 no.) from main distributor road and side road with fencing on the North, South and West boundaries of Site 566 and around external storage area on Site 7, 25 no. car spaces, 8 no. bicycle spaces, loading bays, connections to all services and ancillary site development works at sites no. 5, 6 and 7 at Edmond Duggan Industrial Estate, Athboy Road, Trim Co. Meath. Significant further information, in relation to the application has been furnished to the Planning Authority, and is 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 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 (R) or a Natura Impact Statement (NIS), within 5 weeks of receipt of such notices by the Planning Authority.

WEXFORD COUNTY COUNCIL Ms. Marie Garrahy, Chairperson Board of Management St. Senan's Primary School an applying to Wexford County Council for Planning Permission for the following developments: • Erection of two storey extension to existing Primary School comprising at Ground Floor, 4 Classroom Special Needs Unit, General Purpose Hall and ancillary accommodation; At First Floor 4 Classrooms, Library, extension to Staff Room, Special Education Rooms, Offices and link to existing school buildings; new floor area approx. 1719M². • Alterations to existing school including provision of external wind lobby, relocation of reception suite and Home School Liaison Rooms at lower Ground Floor; sub-division of Classroom No.3 to provide Special Education Rooms, sub-division of Classroom No.4 to provide 5th Special Education Room; alterations to existing Store and Storey to form Special Education Room • Site development works including re-alignment and extension of front boundary walls and railings fronting Fr. Murphy Park and Fr. Murphy Close, new set-down accessed from Fr. Murphy Close, new Staff Car Park, new internal site access road, re-configured external play areas, external staircases, boundary walls, railings and gates, gas tanks and enclosures, hand and soft landscaping works and site lighting. • Erection of temporary accommodation comprising 9th Classrooms with toilets and 3rd Resource Rooms on existing grassed playground, perimeter security fence and temporary service access from Fr. Murphy Close for the duration of construction works and reinstatement of grassed playground At St. Senan's Primary School, Templehamon, Enniscorthy, Co. Wexford. Planning reference 20/4/0509 previously granted on this site refers. 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 hours of 9.00 am, and 1.00 pm, and 2.00 pm, to 4.00pm, Monday to Friday (Bank Holidays and Public Holidays excepted). A submission or observation in relation to the application may be made in writing to the planning 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, 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.

TO PLACE NOTICE
TELEPHONE 01-499 3414
OR EMAIL: legal@thestar.ie

Kildare County Council: We, MBCC Foods (Ireland) Ltd, intend to apply for planning permission for development at Celbridge Shopping Centre, Maynooth Road, Celbridge, Co. Kildare. The development will consist of the construction of a standalone café / restaurant unit with an overall height of 5.85 m and a gross floor area of 235 sqm, to be used for the preparation and sale of food and beverages for consumption on and off the premises, to be located within the eastern section of the car park of Celbridge Shopping Centre. The proposal includes signage for the unit, associated outdoor seating area, bin store, a new pedestrian crossing, landscaping and all associated site works. The proposal includes the provision of 13 no. new car parking spaces (with 28 no. existing car parking spaces removed), 8 no. cycle spaces and the relocation of the existing recycling centre within the Shopping Centre car park. The proposed development will supersede the café / restaurant permitted on the site under Reg. Ref.: 20/13. 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.

Dun Laoghaire Rathdown County Council Grassridge Ltd intend to apply for alterations to the previously approved development (RHE: D18A-0700, ABP 3027-18-18) at the site of Dalkey Lodge Nursing Home, Ardbragh Road, Dalkey, Co. Dublin. The alterations will consist of the following: Internal Alterations comprising a) Units 1-7 (Terrace A); Alterations to internal layouts b) Unit 8 (Terrace B) Alterations to internal layouts c) Units 10,12,14 (Terrace B) Alterations to internal layouts (including provision of bedroom at ground floor for compliance with building regulations) with a subsequent increase from 2 bedrooms to 3 bedrooms d) Units 9,11,13 (Terrace B) Alterations to internal layouts with a subsequent reduction from 3 bedrooms to 2 bedrooms e) Unit 15 (Terrace B) Alterations to internal layouts (Elevational Alterations comprising a) Units 1-7 (Terrace A) Minor Elevational Alterations including minor changes to window positions and sizes, the omission of pitched roof element at second floor level to front of Nos. 10,12 & 14, increase in size of windows to side elevation of Unit 15 (facing Killiney Hill Park) and changes to materials proposed b) Units 8-15 (Terrace B) Minor Elevational alterations including minor changes to window positions and sizes, the omission of pitched roof element at second floor level to front of Nos. 10,12 & 14, increase in size of windows to side elevation of Unit 15 (facing Killiney Hill Park) and changes to materials proposed Note: There are no proposed changes to the site development works, services provision, car parking, cycle parking, bin stores, communal open space, landscaping and boundary treatments all of which will be in accordance with the original grant of permission. This planning application does not increase the floor area of the overall development or the heights of any of the units. 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.