

PLANNING NOTICES

DUBLIN CITY COUNCIL - FURTHER INFORMATION: Pembroke Beach DAC applied to Dublin City Council on 23 July 2021 for permission for development for a mixed use development on a site of 15.3 hectares including lands known as the Former Irish Glass Bottle & Fabrica Sites, Poolbeg West, Dublin 4 including some 0.2 hectares of public domain on Sean Moore Road and the junction with Fine Road, focused primarily, but not exclusively, on a net focused site area (i.e. area of specific focus) of 2.4 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone Planning Scheme (April 2019). The Application Scheme (Phase One) (Reg. Ref. PWSZ3270/19) (The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park.) On 16 September 2021, Dublin City Council issued a Request for Further Information (Request Order P4850). In responding to the RFI, the Applicant identified the requirement for amendments to the proposal, including the addition of some 57 sq m to the site area to link with the existing coastal path. The Applicant submitted the formal response to the Request for Further Information on 20 January 2022. On 27 January 2022, Dublin City Council considered that the response contains significant additional data and requested the Applicant to publish a notice in an approved newspaper and to erect a new site notice. The overall site of 15,305.7 ha (or 15.3 ha) subsumes the 4.3 hectares site of the enabling works and infrastructure permission (Parent Permission) (Reg. Ref. PWSZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020 (permitting streets, transportation, water services and utilities) infrastructure: public realm and public amenity spaces, and temporary landscaping of a school site, to facilitate overall Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme. (The Parent Permission is valid until Saturday, 22 June 2030 following for the 56-day initial Covid lockdown and nine days per annum) To distinguish from the Application Scheme (of July 2021), the revised scheme (of January 2022) is identified as the 'RFI Response Scheme' (both under PWSZ3270/21), with a total of 63,169 sq m now proposed (54,628 sq m over 8,532 sq m across a net focused site area of some 4.46 hectares. (The 'Application Scheme' comprised 600 No. residential units and ancillary development, with a total of 61,310 sq m proposed (53,048 sq m over 8,262 sq m).) The RFI Response Scheme proposal includes for some 570 No. apartments within a mixed-use development (53,042 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m), outlined below. Cumulatively, the residential scheme together with the Meanwhile Use Cultural Hub and the Multi-Modal Transport Hub will consist of the provision of 63,169 sq m comprising 61,564 sq m + 1,364 sq m + 232 sq m, with the provision of 236 No. car parking spaces (incl. 14 No. serviced car-share spaces for use by the residents of Phase One) and 1,289 No. bicycle spaces. The RFI Response scheme will consist of: amendment to the Planning Register Reference PWSZ3270/19 in those areas where the site overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,564 sq m (53,042 sq m above basement, together with a basement undercroft area of 8,532 sq m), comprising 4 No. blocks (identified as Blocks O, M and K, with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 570 No. apartment units and associated residential amenity facilities: a childcare facility, cafe/restaurant unit; and one retail unit, together with associated infrastructural works on the overall site. (Additional floor areas related to the proposed temporary Meanwhile Use Cultural Hub and the temporary Multi-Modal Transport Hub are set out below.) The 570 No. apartment units will consist of: 279 No. apartment units: 148 No. 'Build-To-Rent' apartments (including resident support facilities and resident services and amenities as per the requirements of the Sustainable Urban Housing Design Standards for New Apartments (December 2020)); 86 No. affordable housing apartments; and 87 No. social housing apartments. (The social and affordable housing provision is provided in accordance with Objective H7 of the Planning Scheme.) The proposed residential element of the overall development will consist of: 4 No. blocks (K, M and O) with Block M comprising two separate structures: a larger block and a smaller townhouse block) ranging in height from 3 - 16 storeys over basement/undercroft to provide 570 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block), consisting of: 34 No. studio units; 177 No. 1-bedroom units; 277 No. 2-bedroom units; and 83 No. 3-bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level, references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); the provision of 439 sq m of residential amenity facilities (to include a lounge, meeting area, and other private amenities); a childcare facility (426 sq m located at the ground floor of Block K providing c.80 No. childcare places, and an outdoor play area of c. 201 sq m); 1 No. retail unit located at the ground floor of Block K (345 sq m); 1 cafe/restaurant located at the ground floor of Block K (82 sq m); a total of 166 No. car parking spaces (incl. 8 No. car-share spaces) located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces (incl. 2 No. EV on-street car parking spaces); provision of 993 No. bicycle parking spaces (931 No. long-stay standard bicycle parking spaces located at basement level; 46 No. short-stay standard bicycle parking spaces located at surface level; 8 No. cargo bicycle parking spaces located at basement level; and 8 No. cargo bicycle parking spaces located at surface level); plant rooms and resident storage spaces located at basement level; landscaped open spaces to comprise 4,487 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (4th & 16th Floor), and 1 No. FSB station located within each of the ground floors of Block O (15 sq m), Block M (15 sq m), and Block K (33 sq m). Temporary permission (five years) is also sought for the construction, primarily using shipping containers, of a Meanwhile Use 'Cultural Hub' to facilitate temporary artistic, cultural and creative, community and social spaces in compliance with Objective CD8 of the Planning Scheme located on the 34 lands to the south of the permitted Central Boulevard. The proposed Cultural Hub is located on a focused area of some 0.77 ha (c. 7,683 sq m), bounded by the permitted Central Boulevard to the north, Dublin Port lands to the east, and residual Poolbeg West SDZ lands to the south and west. The Cultural Hub (with the working title 'The Stacks') will consist inter alia of: 13 No. artists studios (c. 460 sq m) ranging in height from one- to two-storeys; a two-storey gallery and communal workspace (c. 101 sq m); 1 No. two-storey cafe unit (c. 60 sq m); 2 No. two-storey commercial units (c. 162 sq m) including a 'Container Farm' unit (i.e. a hydroponic farm for the growing of plants); and a 'Wellness Zone' (i.e. a spa/massage zone) and ancillary pool tank, a three-storey 'town hall' area (c. 491 sq m) to facilitate street performances, meetings, events, film making, record fairs, vintage clothes sales, antique fairs etc. a segregated outdoor waste collection area (c. 1,061 sq m); 3 No. single-storey WC facilities (90 sq m) and associated waste storage; 23 No. car parking spaces; 180 No. bicycle parking spaces; sculptural installations including 2 No. three-storey 'city and sea periscopes'; the provision of temporary vehicular access from South Bank Road, pedestrian cycle access through the existing coastal bund to the existing coastal path to the east; signage; landscaping; site lighting; and all associated site infrastructural works above and below ground. This temporary provision will suspend the delivery of the 2 No. roads permitted by the Parent Permission (Reg. Ref. PWSZ3270/19) that would accommodate temporarily the Meanwhile Uses, to be constructed on cessation of the Meanwhile Use and ancillary works. Temporary permission (seven years) is also sought for a 'Multi-Modal Transport Hub' located on the 32 lands to the north of the permitted Central Boulevard. The Multi-Modal Transport Hub (hereafter, the 'MATH') is located on a focused area of some 0.37 ha (3,675 sq m) bounding the permitted Central Boulevard to the south-west. The MATH will consist, inter alia, of the provision of: 40 No. car parking spaces (incl. 6 No. car-sharing spaces (comprising 2 No. regular car-sharing spaces and 4 No. EV car-sharing spaces) that will initially be served by car-share vehicles and reserved for use by Phase One residents, with the remaining 34 No. spaces to be reserved for use by the residents of future planned phases); 52 No. bicycle parking spaces (incl. 4 No. cargo bicycle spaces); a Dublin Bike facility, shuttle bus and taxi set-down facilities, respectively (incl. shelters); 4 No. shipping containers (each some 58 sq m), housing a cafe, a retail space, a bike repair facility, and a security cabin, respectively; signage; landscaping; site lighting; and all associated site infrastructural works above and below ground. The proposed development will also consist of the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction, operation and decommissioning, as necessary. This RFI Response is accompanied by a revised Environmental Impact Assessment Report (EIA) and an updated Natura Impact Statement (NIS). The significant further information in relation to 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, Monday to Friday, 9.00am - 4.30pm. The page of the newspaper containing the notice and the site notice shall be forwarded to the offices of Dublin City Council, Registry Section, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8. 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the newspaper notice and site notice, 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.

DUN LAOGHAIRE-RATHDOWN COUNTY COUNCIL - FURTHER INFORMATION - PLANNING APPLICATION REFERENCE NO. DLRC REG REF DZ/1A/0818 - SSC Property ICW has applied for planning permission for development on a site of approximately 0.43 ha at Building 10 (formerly known as Block G), Cherrywood Business Park, Cherrywood, Co. Dublin, D18 T3Y1. The development consists of the construction of: 1 No. external screened plant enclosures and associated plant at Ground Floor Level (3 No. to the rear/southeast and 1 No. to the side/south west of the building); 2 No. enclosed blue stacks to the rear of the building extending from Ground Floor Level to above Roof Level; provision of additional external doors at Ground Floor Level at the rear and side elevations, the relocation of the pedestrian ramp to the rear of the building. The Gross Floor Area of this Office Based Industry building will be unaltered. The proposed development is located within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014, (As Amended). In this regard note that Significant Further Information has been furnished to the Planning Authority and is available for inspection or purchase at the offices of the Planning Authority at a fee not exceeding the reasonable cost of making a copy, during its public opening hours, and that a submission or observation in relation to the further information may be made to the Authority in writing and on payment of the prescribed fee (€20.00) within 2 weeks of the date of receipt of the newspaper notice and site notice within 5 weeks in the case of an application accompanied by an EIS by the Authority and no further fee is required where a valid submission or observation has already been made in respect of this planning application.

SOUTH DUBLIN COUNTY COUNCIL We, Zhenfeng Sun & Zhenfeng Luo are applying for full planning permission for development at 7 Hillsbrook Crescent, Perrystown, Dublin 12, D12 HY30. The proposed development will consist of: 1) demolition of 219m² single storey storage from the rear of the dwelling, 2) erection of 39 m² single storey extension to the rear of the dwelling, 3) erection of 237m² first floor extension to the side of the dwelling, 4) erection of pitch roof to the existing porch. 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.

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

Fingal County Council further information has been supplied by Mr Martin Thompson for the widening of the existing boundary to 2.3m to provide vehicular access to dwelling 25A along with the disking of the existing kerb at 25 & 25A Shelern Road, Clonsilla, Dublin 15 under reg. ref 1W21A0169. 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.

Dun Laoghaire Rathdown County Council We, Brian and Imma Conlon, intend to apply for planning permission for a single storey 182m² extension to the rear of our home at 9 Drumartin Crescent, Goatstown, Dublin 14, consisting of the removal of an existing extension and the construction of an enlarged kitchen / dining / living room. 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 in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Meath County Council - Ashcroft Property Development Ltd. intend to apply for permission for development of agricultural lands in lowland of Kesh, Co. Meath, County Meath (located to the east of the R152 road, south of R150 road, and south of the River Nanny). The proposed development consists of the importation and spreading of approximately 12,000m³ (18,000 tonnes) of Article 27 (as defined by European Communities (Waste Directive) Regulations 2011) uncontaminated soil and stone as a non-waste by-product on agricultural lands measuring c. 185 ha for the purpose of improving the quality of the lands for agricultural activity, and all associated site development 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. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning 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.

FINGAL COUNTY COUNCIL WL Woodlawn Building Services Limited intend to apply for permission for development at this address: St. Dooloughs House (A protected structure), St. Dooloughs Park, Balgriffin, Co. Dublin Change of fenestration set out to elevations and external finishes to include decorative colour Monochrome render finish. 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 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 planning authority of this application.

LOUTH CO. COUNCIL I, Fergal Ward intend to apply for Outline Planning Permission for development to comprise 2no. new dwellings and all associated site works at Rock Road, Blackrock, Co. Louth. 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.

DUBLIN CITY COUNCIL - FURTHER INFORMATION: Mark O'Donoghue of Roosters PIRI PIRI intend to apply for full planning permission for development at 11 Grattan Business Park, Clonsilla, Business and Technology Park, Dublin 17, D17KX21. The development consists of: (1) the change of use of the ground floor only for use as a catering kitchen (Dark Kitchen not open to the public) from flat of existing light industrial warehouse; (2) Internal ground floor alterations from existing layout; (3) Placement of internal storage mezzanine area; (4) Placement of cooking extractor and ventilation ducting through roof area; (5) Complete all ancillary 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 Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9am - 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 (€20) within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

FINGAL COUNTY COUNCIL - E. Julie Collins intend to apply for planning permission for development at a site located on lands at Brownstown, Ballyear, Swords, Co. Dublin. The proposed development will consist of the development of a 2 storey, 4-bedroom detached dwelling with detached garage, on site wastewater treatment system, landscaping and boundary treatment along with all associated site and infrastructural works necessary 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 Fingal County 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

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

MEATH COUNTY COUNCIL Brendan Duffey intends to apply for permission for the Retention of detached single storey domestic Machinery shed and single storey detached timber shed to the rear of the existing single storey detached dwelling house at Greenfields, Knock, Castletown, Navan, Co. Meath C15 CX45. 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 in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application.

Fingal County Council Furo Car Parts Ireland intend to apply for planning permission and retention permission for development to the rear of Unit K, Furry Park Industrial Estate, Swords Road, Dublin D09 T6C1. The development consists of planning permission to extend the existing handstanding to the rear with a new concrete handstanding comprising truck loading and associated parking area together with an oil drum storage area and associated trench hold. The development also includes for the relocation of the existing container storage to a new location at the rear to facilitate the new arrangement. Retention permission is also sought for a section of concrete handstanding to the rear adjacent the proposed new handstanding comprising an area of 147 m². 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 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.

Westmeath County Council - We, Tesco Ireland Limited, intend to apply for permission for development at a c. 0.045 ha site in the service yard of Tesco, Golden Island Shopping Centre, Golden Island, Athlone, Co. Westmeath. The development will consist of an extension (c. 134 sq. m) to the back of house area in the existing service yard to the south of the Tesco store comprising of: (i) an enlarged cage marshalling area (c. 64 sq. m) with new roller shutter and entrance doors; (ii) a breakdown area (c. 70 sq. m) with new roller shutter and entrance door; and (iii) all ancillary site services and site development 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.

LOUTH CO. COUNCIL I, Aine Bannon intend to apply for Retention Permission and Planning Permission for development at Whiteriver, Collon, Co. Louth. The retention permission relates to an existing gravel roadway within the site that provides a right of way to access adjoining agricultural lands and planning permission relates to development to comprise new dwelling house, effluent treatment plant and percolation area, domestic garage and all associated site works at Whiteriver, Collon, Co. Louth. 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.

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

Dublin City Council I, Roman Kerrigan, intend to apply for retention and completion permission for a single storey extension to the rear and alterations to the side elevation including relocation of the entrance door and addition of a first floor window (a boundary treatment including new wall and gate to private open space and new vehicular access, all to the existing two storey end of terrace house at 100 Kieckham Road, Dublin D08 E2N8. 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.

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

IRISH DAILY STAR
is now **THE BEST VALUE** newspaper in Ireland for **PLANNING & LEGAL NOTICES**

CALL US FOR A QUOTE ON: **01-499 3414**
OR EMAIL US AT **LEGAL@THESTAR.IE**