

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, BCDK Holdings Limited and Coill Avon Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on interlinked lands at Kilmishogue House (Etracode D16 C2P2) and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16. The site extends to 6.77ha and includes the derelict Kilmishogue House (southern lands) and Coill Avon House (northern lands) and the adjacent Whitechurch Road and College Road, roads in the administrative areas of South Dublin County Council and Dun Laoghaire Rathdown County Council. The development will consist of:

- Demolition of Kilmishogue House and outbuildings and demolition of Coill Avon House and outbuildings.
- The refurbishment and re-use of 2 no. stone outbuildings for community use, to be incorporated into an area of public open space on the southern lands.
- The construction of a mixed-use development comprising neighbourhood centre and 178 no. residential units comprising 72 no. 1-bed apartments, 58 no. 2-bed apartments and 68 no. duplex apartments.
- The 72 no. houses will comprise 2, 2.5 and 3-storey detached, semi-detached and terraced units to include: 0 6 no. 2-bed houses; 0 45 no. 3-bed houses; 0 21 no. 4-bed houses.
- The 38 no. apartments and 68 no. duplex apartments are located across 7 no. buildings ranging in height from 3 to 5-storey consisting of 1 no. Block A/B, 1 no. Block C, 1 no. Block E, 1 no. Block S and 3 no. Blocks T as follows: 0 Block A/B: 5-storey over basement and podium accommodating 10 no. 1-bed apartments, 16 no. 2-bed duplex apartments and 1 no. 3-bed duplex apartment with associated balconies/terraces; 0 Block C: 5-storey over basement accommodating 4 no. 1-bed apartments and 8 no. 2-bed duplex apartments with associated balconies/terraces; 0 Block E: 4-storey over basement accommodating 8 no. 1-bed apartments and 16 no. 2-bed duplex apartments with associated balconies/terraces; 0 Block S: 5-storey accommodating 2 no. 2-bed duplex apartments and 1 no. 3-bed apartment and 1 no. 3-bed duplex apartments with associated balconies/terraces; 0 Block T: 3no. 3-storey buildings accommodating 6 no. 1-bed apartments, 18 no. 2-bed duplex apartments, 9 no. 3-bed apartments and 6 no. 3-bed duplex apartments, all with associated balconies/terraces.
- Block A/B and Block C are arranged around a landscaped podium. The neighbourhood centre is located below this podium and accommodates a 2-level creche (313m²) at lower ground and ground floor level, and 3 no. retail/non-retail service/café units (470m²) at ground level.
- The basement below Block A/B and Block C accommodates 50 no. car parking spaces, bicycle parking, bin stores, plant and staff service area (80m²).
- A section of link street with footpath and cycle path (approx. 438 linear metres) extending from the junction of Whitechurch Road and College Road on an alignment parallel to the M50, to provide access to the southern development lands and incorporating a bus turning circle.
- A new signalised crossroads junction to connect the proposed link street with Whitechurch Road and College Road.
- Upgrade works to College Road including a new two-way cycle track and relocated footpath from the Whitechurch Road junction to provide connectivity to the Slang River pedestrian/cycle Greenway.
- Upgrades to the existing vehicular access and bridge at the entrance to Coill Avon House on Whitechurch Road.
- Foul sewer drainage works along Whitechurch Road from the southern lands to the existing junction at Glimbury housing estate.
- All landscaping, surface car parking, boundary treatments, infrastructure, services, ESS substation, signage and associated site works and services. The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Development Plan 2016-2022 and the Dun Laoghaire Rathdown County 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. The application 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 South Dublin County Council and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.edhondunlaowh.com. Any person may, within the period of 3 weeks beginning on the date of receipt by An Bord Pleanála of the application or 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, any enquiries relating to a development may be made 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 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: Simon Clear Date of publication: 21st March 2022

FIN GAL COUNTY COUNCIL - Channor Limited intends to apply for permission for development on a site of 1.7 ha approximately known as Site 2, Tyrelstown Link Road L3093 (also known as Cornduff Road), Blanchardstown Corporate Park, Dublin 15, as permitted under Reg. Ref: FW20A0153. The development will consist of amendments to the previously permitted development (Reg. Ref: FW20A0153) including: the relocation of Blocks A and B within the site c. 3.5m to the northwest; the reduction of the Basement Level - 1 from 11.807 sq m to 10.901 sq m; the reconfiguration and extension of Basement Level - 2 from 5.800 sq m to 8.845 sq m; revisions to the start core arrangements at Ground Floor and Basement Levels and the provision of new start cores in the extended Basement Level - 2 and; the reduction in floor area of the ancillary café from 245 sq m to 256 sq m and associated minor internal layout amendments. The total gross floor area of the office development permitted under Reg. Ref: FW20A0153 will remain unchanged (c. 23,180 sq m). The development will also comprise: amendments to the permitted car parking areas at Podium and Basement Levels resulting in a total loss of 4 no. car parking spaces (737 no. car parking spaces are provided in total); the relocation of 2 no. vehicular entrances and basement entrance ramp c. 5.5m to the northwest; relocation of the internal road and pedestrian footpaths c. 3.5m to the northwest; amendments to all hard and soft landscaping areas; removal of 1 no. pedestrian crossing and relocation of 1 no. pedestrian crossing; removal of a previously relocated bus shelter adjacent to the western site boundary; amendment and relocation of 1 no. ESS substation at Podium Level; amendments to basement spaces, ducting and infrastructure to facilitate additional EV charging spaces. (The amendment and relocation of the proposed scheme is required due to the proximity of underground infrastructure services discovered during site investigations). 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. Fingal County Council, Grove Road, Blanchardstown, Fingal, Dublin 15, D15 W638 (to inspect Planning Applications for the following Local Electoral Areas: Blanchardstown-Mulhuddart, Castleknock & Orgar) Opening Hours 9.30 - 16.30 Monday - Thursday and 9.30 - 16.00 Friday. (Cash Office opening hours: 9.30 to 15.30 p.m.) 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.

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

FIN GAL COUNTY COUNCIL - I. M. Daily intend to apply for planning permission for 2 No. domestic extensions as follows: construction of a single storey ground floor kitchen extension to the rear (south) and a first-floor bedroom extension to the side (north) of existing detached two storey dwelling house at 11 Abhotts Hill, Malahide, Co. Dublin (Etracode K36 PT68). 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 (Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin) during its public opening hours (9.30am - 4.30pm Monday - Friday) 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 (€ 20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

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Dublin City Council Permission is sought for works to 20 Herbert Place, Dublin 2 D02 VA09 A Protected Structure by Elaine Byrne. Works include the change of use from office to residential, internal alterations to the layout of the rooms, laying a new concrete slab to lower ground floor, replacing a number of non-original windows and doors, the reduction in height of the rear return by one floor and the addition of a roof terrace, a full mechanical and electrical fit out with kitchen and bathrooms. No significant trees will be affected. The site is within a Conservation Area. 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 County Council - We, Tesco Ireland Limited, intend to apply for permission for development at a c.0.028 ha site in the car park of Tesco Extra, Matthew's Lane, Donore Road, Drogheda, Co. Louth. The development will consist of: (i) permission for "Click and Collect" signage in the existing Tesco car park; and (ii) for the construction of a sheltered canopy (c. 176 sqm) in the existing car park for the purpose of providing 4 no. dedicated "Click and Collect" car parking spaces and 2 no. dedicated "Click and Collect" van parking spaces for the existing Tesco store 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 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.

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