

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.** Bluenom Developments (Firnhouse) Limited intend to apply to an Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Momon's The Firhouse Inn', Firhouse Road, Dublin 24. The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including: two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m); cottage building and associated structures (c. 94 sq m); and eastern boundary wall and gated entrance from Mount Carmel Park. The development with a total gross floor area of c. 11,638 sq m, will consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising: 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units, together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block 01, together with private balconies and terraces. The development will also consist of non-residential uses (c. 355 sq m), including: 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block 01; 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block 02; 1 no. barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block 01 and associated outdoor play area to the rear. Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SUDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Development Plan 2022-2028. 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 the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Development Plan 2022-2028 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. The application may also be inspected online at the following website set up by the Applicant: www.firnhouseadhd.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 observation 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 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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: Agent, Lizzie Donnelly, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449. Date of Publication: Friday 10th June 2022

**Dublin City Council I, Jennifer McGinley, intend to apply for permission for a single-storey extension to the rear of the existing single-storey extension, integrated into the existing boundary stone wall with Cambridge Road; replacement of the non-original block-work at the top of the same boundary wall with timber fence; substitution of non-original external render on north and east elevations of the original building with a lime based render; refurbishment of the existing original windows; the conversion of a window opening into a door at ground floor of the existing extension; solar panels on the inner side of the rear roof and all the associated site works for all the provision of a dwelling and ancillary family accommodation at the address 1 Cambridge Villas Rathmines, Dublin 06 D06 XY28 which is a PROTECTED STRUCTURE. The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the 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.**

**Meath County Council I, Bernadette Daly, intend to apply for retention permission for existing extensions to dwelling, existing agricultural sheds, existing converted original shed to home gym / home office/ playroom, existing relocated site entrance to dwelling and agricultural sheds, revised site boundaries, including all ancillary site works at Collierstown, Tara, Co. Meath. 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 that 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. Signed: James Shanley & Associates, M.I.E./M.C.A.B.E. (046) 9031737.**

**SOUTH DUBLIN COUNTY COUNCIL We Noel and Helen Flynn intend to apply for Planning Permission for Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable e/w window and duct hip, new access stairs and flat roof dormer to the rear at 2 Flinsgrove, Finestown Cloisters, Lucan, Co. Dublin, K78 WE08 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**

**MEATH COUNTY COUNCIL I, Emma Kieley intend to apply for retention permission for development at this site address: Damselstown, Stamullen, Co. Meath. The development consists of (i) retention of additional ground floor area to the east, west, North and south (ii) retention of higher ridge and eaves level (iii) retention of the hipped roof feature in lieu of gables (iv) retention of garage (v) Retention of canopy structure to south elevation 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, 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.**

**Dun Laoghaire Rathdown County Council We, East Coast Heritage Limited wish to apply for planning permission for the construction of a guesthouse accommodation extension to the rear of The Queen's Public House and Restaurant (Protected Structure), Castle Street, Dalkey, Co. Dublin. The proposed development includes the construction of 30 bedrooms of guest accommodation, including two suites and two accessible rooms, in 2 No. two-storey, flat-roofed wings set in a landscaped garden, with a covered walkway link from the bar/restaurant to the new accommodation wings, along with all associated 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, County Hall, Dún Laoghaire during its public opening hours. A submission/observation may be made on payment of €50 within a period of 5 weeks from the date the application is received by the planning authority.**

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**MEATH COUNTY COUNCIL I, Michael Clarke, intend to apply for planning permission, of the construction of a new detached low profile single storey type dwelling along with a detached low profile single storey domestic garage, together with access from public road via existing agricultural entrance using a new recessed type entrance serving the new proposed dwelling, installation of a new proprietary waste water treatment system (Oakstow BAF 6PE) together with all associated landscaping, site works and services, all at Castlefarm, Dunboyne, Co. Meath. 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 at County Buildings, Buvinda House, Navan, Co. Meath 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) within the period of 5 weeks beginning on the date of receipt by the authority of the application. Signed: Michael Clarke o/c Planning Agent: Fergal O'Malley RIAI Arch. Tech. 0469542854**

**SOUTH DUBLIN COUNTY COUNCIL We Steven and Helen Morris intend to apply for Planning Permission for Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable e/w window and duct hip, new access stairs and flat roof dormer to the rear at 7 Woodberry, Finestown Priory, Lucan, Co. Dublin, K78 VY19 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 HOSTOFIVE Limited intends to apply for Permission for Development at this site (c. 0.136 ha) at Unit 137A, Slaney Close and Slaney Road, Dublin Industrial Estate, Glasnevin 11. The proposed development comprises the use of an existing warehouse unit as a 'cloud kitchen' comprising restaurant, commissary kitchen pods and ancillary customer delivery service, with associated site works including: internal subdivision and fit out, new external ventilation grilles and chimney, new external refuse store (c. 21.3 sq.m.), 7no. new bicycle stands, and 2no. new illuminated signs (c. 3m x 1m) affixed to the south-east and south-west building elevations. 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 9.00a.m - 4.30p.m). 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, 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**

**PLANNING AUTHORITY MEATH COUNTY COUNCIL Paddy Brady Agri Ltd intend to apply for planning permission and retention permission for development at this site, at Rossmore, Kells, Co. Meath. Planning permission is sought for: • The removal of 8m of piers and walls either side of the existing entrance along the R163; installation of piers 2.5m from existing piers down the existing avenue/driveway; and construction of a wall to the same height as the current wall which will adjoin the newly proposed piers and the wall along the R163. Retention permission is sought for: • The placing of tuffoli berm with an area of 1,102m<sup>2</sup> at site perimeter. • The pouring of concrete for the concrete pad with an area of 538m<sup>2</sup> and the creation of hard stand with an area of 4,581m<sup>2</sup>. • Retention planning for a lime silo. 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.**

**Dublin City Council - We Raul Ortega & Danielle Kirwan, intend to apply for permission to construct a single-storey extension, to the rear and to the side of 32 Emel Park, Donaghmede, D05 E3P6, Dublin Co. Dublin. The proposed extension is of 44.50 sq. m. It will consist of a new kitchen/diner & utility area, construction of a new chimney, and skylights to the rear. Single bed with an en-suite WC with skylight, to the side of the property. A new entrance through an integrated porch. The development is to include internal alteration (ground floor only), landscape and all the ancillary site works and drainage. 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 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.**

**Dublin City Council We John and Niamh Halpin intend to apply for Planning Permission for Conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear, at 29 Ferns Road, Crumlin, Dublin 12, D12 NSK7 "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."**

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