

PLANNING

Monaghan County Council - Flamewood Ltd intends to make an application for planning permission for development at a site on the Monaghan Road (R183), Moraghy, Castleblayney, Co. Monaghan. The application site comprises in part of a former quarry on the southern side of the R183. The proposed development consists of the construction of a new food production facility with a gross floor area of c.38,356sq.m on a site extending to c.7.14 hectares. The proposed development will include the following accommodation; intake and storage, food preparation areas including cooking, packing hall, packing and palletising, dispatch and cold storage, waste management, mezzanine floors, staff access corridors, ancillary office accommodation and staff facilities over four floors that includes a canteen and roof garden, an energy centre building over three floors with internal refrigeration and mechanical plant rooms and external plant at roof level, and a fully enclosed plant room to house a state-of-the-art (non-biological) wastewater treatment system. The proposed facility will vary in height with a maximum roof level height of c.18 metres. The proposed development includes all internal site roadways, circulation and yard areas including Heavy Good Vehicles (HGV) loading and unloading areas, intake and dispatch yards and trailer parking areas, staff and visitor car parking spaces and bicycle parking spaces, LPG/BioGas refuelling area as well as storage tanks for water, cooking oil, chemicals and gases related to the production activities, construction of underground attenuation drainage system, hard and soft landscaping and boundary treatments including security fencing, ESB substation 38KV, signage on the building as well as 4no. Totem pole signs fronting onto Monaghan Road, 1.2MW solar array at roof level, rainwater harvesting, waste storage area, pump house, site lighting, compressors and roof mounted air handling equipment and communications equipment and antennae, and all associated site development works including alteration of site levels and stabilisation works which will require removal of rock from parts of the site and its placement elsewhere on the site, and the construction of retaining walls/structures. The development also provides for the demolition of all existing buildings and structures on the site. The proposed development will include the repositioning and upgrading of an existing HGV vehicular access. The repositioning/upgraded HGV entrance will include a new security building and associated traffic control entrance barriers and gates. A new non-HGV vehicular access will be provided for staff and visitors onto the Monaghan Road (R183) with associated gates/access controls and dedicated pedestrian/cycle access. Works will also be required on the public road, including the provision of bus stop and lay-by on the south side of the Monaghan Road between the two vehicular entrances to the proposed development, alterations to road markings, provision of a footpath, cycle lane and public lighting along the south side of the Monaghan Road for a distance of c.220 metres connecting to the existing footpath to the east, and other associated works where required. A new foul water sewer and discharge manhole will be constructed along the Monaghan Road, in an eastward direction connecting to the existing network points east of the application site. An Environmental Impact Assessment Report (EIAR) will accompany this planning application. The application including the EIAR 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 and or the EIAR 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 Further Information Macenas Limited have applied for permission for a residential development on an overall site of approx. 0.24 ha on lands at Frankfort Centre, Dundrum Road, Dublin 14. The proposed development will provide for (a) the demolition of the existing two-storey retail and office dwelling (1,170 sqm) with 27 existing car spaces and surface site curtilage, (b) the construction of 64 no. apartment units in the form of a 5-6-storey apartment block (5,525 sqm) over basement (1,135 sqm), (c) the provision of a ground floor retail/café unit (105 sqm) fronting Dundrum Road, and (d) Public Realm upgrades to Dundrum Road. The development shall provide for 32no. 1 bed apartment units and 32 no. 2 bed apartment units all with balconies facing North, South, East, and West. Communal open space is provided in the form of a centrally located landscaped courtyard (499 sqm) that includes 85 sqm of play area for children and a woodland riverbank of 570 sqm. A south facing communal roof terrace (45 sqm) is located at the fifth-floor level. The development will also comprise repositioning and upgrade to the vehicular access from the Dundrum Road to Frankfort Road and the provision of a loading bay at Frankfort Road. The proposed development shall also provide for 33 no. car parking spaces at basement level with 62 sqm of Plant, 31 sqm of Bin storage, ESB, Switch Room and 84 no. secure Sheffield bicycle spaces, (71 no. interior residential spaces, 3no. interior visitor spaces & 10 no. exterior visitor spaces), accessed from Frankfort Road at Ground Level; sedum roofs; solar photovoltaic panels; lighting; boundary treatments; public space; hard and soft landscaping including tidy of river corridor planting; and all other associated site works above and below ground associated with the proposed development. A Natura Impact Statement (NIS) was prepared in respect of the proposed development and has been submitted to the Planning Authority with this planning application. Planning Reference: D22A/0255 refers. 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 E.I.S.) 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.

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

SOUTH DUBLIN COUNTY COUNCIL Clear Real Estate Holdings Limited intends to Apply for Permission for a period of 7 years on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension Development Area). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019. The proposed development will consist of 385no. dwelling units (139no. houses, 70no. 'Build-to-Rent' duplex / apartments, 72no. duplex / apartments and 104no. apartments), ranging between 2 - 6 storeys in height comprising the following: - Total of 139no. houses consisting of: - 102no. 3-bedroom 2 storey terraced houses (House Type: D, E & F); 11no. 4-bedroom 2 storey terraced houses (House Type: C); 26no. 4-bedroom 3 storey terraced houses (House Type: A & B); Total of 70no. 'Build-to-Rent' duplex / apartments units consisting of: - 35no. 2-bedroom units (House Type: J, L & O); 35no. 3-bedroom units (House Type: K, M & P); Total of 72no. duplex / apartment units consisting of: - 36no. 2-bedroom units (House Type: J, L & O); 36no. 3-bedroom units (House Type: K, M & P); Total of 104no. apartment units accommodated in 2no. blocks ranging from 4 - 6 storeys consisting of: - 48 no. 1-bedroom units (House Type: A1 & A2); 56 no. 2-bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170 sq. m); Areas of public open space (1.45Ha); 538no. car parking spaces and 878no. bicycle parking spaces (660no. long-term spaces and 218no. visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3no. ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surfacewater and water supply) and connections to permitted cycle / pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021. This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015. The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council 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.

Kildare County Council Elstown Limited intend to apply for permission for development at this site at Nurney Road and Monasterevin Road, Kildare Town, Co. Kildare. The development will consist of infrastructural development including: - The construction of a section of the Outer Relief Road contained in the Kildare Town Local Area Plan that connects Monasterevin Road (R445) with Kildare Outlet Village Roundabout (KOV Roundabout) on the Nurney Road (R415), designed to tie into the road infrastructure permitted in Ref. 17/1261, with associated footpath and cycle paths; - Road Connections north-south along the new Outer Relief Road to access future development land, with a new junction on the Monasterevin Road (R445) and associated improvements to public realm along frontage to accommodate sight lines, with boundary treatments and landscaping; - Raised ground level within the defined site to facilitate gravity drainage; - Provision of associated water supply and drainage services and ducting under roads, public lighting, landscaping and boundary treatments to all road perimeters. 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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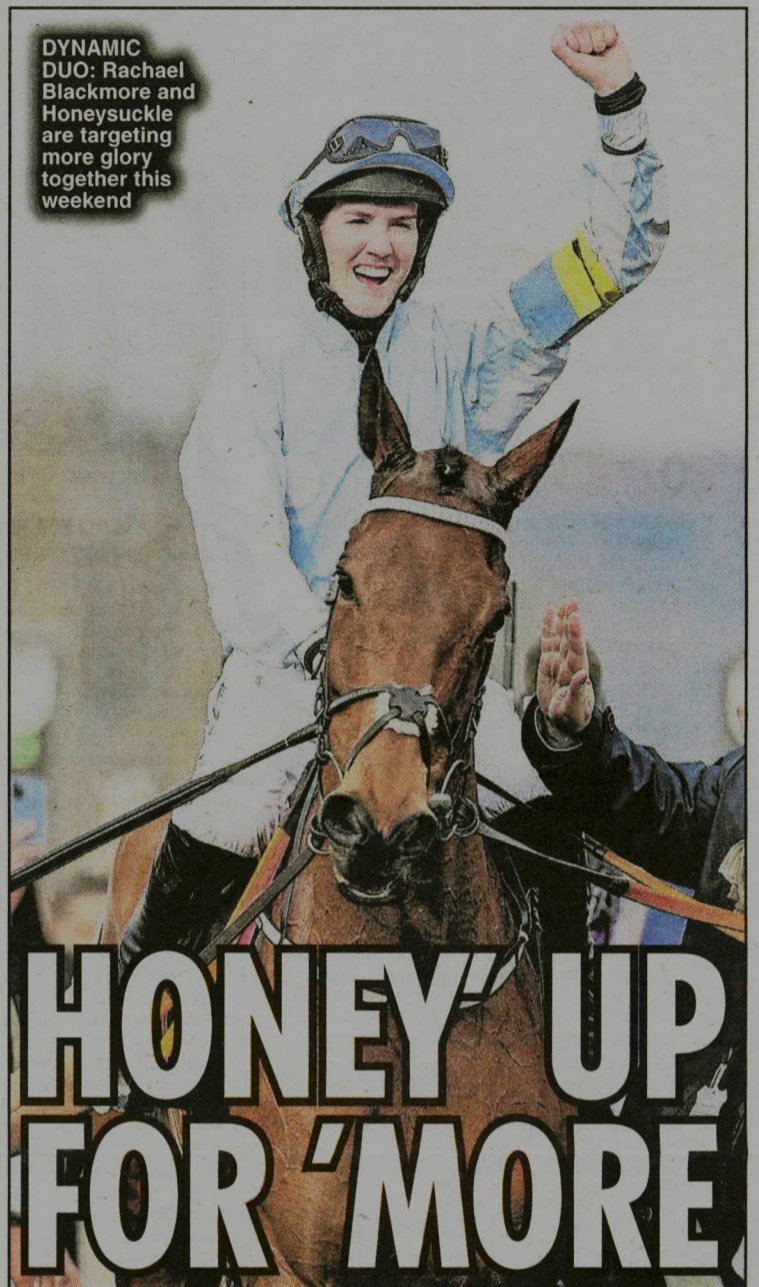
DUBLIN CITY COUNCIL We Sharon Commins & Chris Pender intend to apply for: **PLANNING PERMISSION** For development on this site: 354 Clontarf Road, Clontarf, Dublin 3 The development will consist of: Part increase in height to 1.8m to front garden boundary wall to accommodate new ESB meter box location. 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, 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.

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Kildare County Council: Permission is sought by Cristina Eremia for a part single storey and part first floor extension to the rear of the existing dwelling along with internal alterations and amendments to the elevations including new dormer windows along with a single storey shed ancillary to the main dwelling and all other associated site development works of the dwelling substantially completed under the previously granted planning permission reg. ref. 01/1996 at Derryvarage, Donadea, Co. Kildare. Retention permission is also sought for the 1.9m high boundary fencing to west, south and east boundaries. 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.

RACHAEL CONFIDENT

**DYNAMIC
DUO: Rachael
Blackmore and
Honeysuckle
are targeting
more glory
together this
weekend**



**HONEY UP
FOR 'MORE'**

**RACHAEL BLACKMORE
is confident Honeysuckle
can silence the doubters
and get back to winning
ways in Sunday's
Chanelle Pharma Irish
Champion Hurdle.**

■ Brian FLANAGAN

The legendary mare is seeking a fourth win in a row in the Leopardstown contest — the highlight of the second day of the €2m Dublin Racing Festival. Blackmore and Honeysuckle suffered a shock first ever defeat at Fairyhouse in December when beaten by Teahupoo and Klassical Dream in the Hatton's Grace Hurdle. **Questions have lingered over whether the two-time Champion Hurdle winning mare can bounce back here and in the Cotswolds in March.**

Speaking after being unveiled as a new ambassador for Betfair, Blackmore said: "She's unbeaten at Leopardstown and I wouldn't be underestimating her in any shape or form. "She's the one they all have to come out and beat.

Pressure

"There's always pressure riding Honeysuckle. But if I had lost the faith in her then it'd be a very poor reflection of what we've achieved!"

The Henry De Bromhead-trained Honeysuckle has been sent off favourite for all nine races since beating Benie Des Dieux in the 2020 Mares' Hurdle at Cheltenham but Blackmore isn't concerned that the Willie Mullins-trained State Man appears to be favoured this weekend.

"With regards to who is favourite, that's not something I take much notice of to be

honest. I'm on her back and I have full confidence in her. We couldn't be happier with Honeysuckle.

"It looks like a very good race, as you would expect for an Irish Champion Hurdle. State Man has won the Morgiana Hurdle and the Matheson Hurdle this season, and Vauban ran really well in the Matheson Hurdle on his seasonal debut.

"I am just so lucky to be associated with Honeysuckle, and I hope that she can put up another big performance on Sunday. It's great to be going into a meeting like the Dublin Racing Festival with a horse like Honeysuckle to ride.

Defeat

"As everybody knows, she is an unbelievable mare, a horse that every jockey dreams of getting to ride. Henry is happy with her, and Colman Comerford, who knows her as well as anyone knows her, is very happy with her. She seems to be as good as ever."

That Fairyhouse defeat was her first in 17 races having won 16 in succession and €1.5m in prize-money since a maiden hurdle win at the same Meath venue in 2018.

"It was a combination of things I think. There was very strong opposition, on that ground, over that trip. That combination ultimately resulted in her getting beaten, but I really do feel she ran a very strong race. It was just one of those things.

"Teahupoo is a very good horse and so is Klassical Dream, it was just disappointing that she was beaten."

