

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 - Tetrarch Residential Limited intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total site area of c. 0.48 ha, on lands located at and adjoining Stradbrook House, Stradbrook Road, Mountashon, Blackrock, Co. Dublin. The proposed mixed-use development will comprise: The demolition of the existing Stradbrook House and adjoining surface car park; and the construction of: 108 No. Build-to-Rent residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens provided for all units, across 2 No. blocks ranging between 3 to 7-stories over basement with set back at sixth-floor level. The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular and cyclist entrance ramp, and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, residents' facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second and third floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; green roofs; and PV panels on third, fourth and sixth-floor roof-level; amendments to existing boundary wall to provide new vehicular and pedestrian entrances; provision of security gates; and associated site landscaping, boundary treatments, lighting and servicing, and all associated works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown 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 Dún Laoghaire-Rathdown 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 Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the Applicant: www.stradbrookroadsdhd.com A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The NIS 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 Dún Laoghaire-Rathdown County Council. 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 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 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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: Stephen Barrett (Agent: Stephen Barrett, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449) Date of Publication: 8th July 2022

Dublin City Council - Blackhorse Avenue Partnership intend to apply for permission for development at a 0.3086 Ha site at Nos. 1-3 Blackhorse Industrial Estate, Blackhorse Avenue, Dublin 7. The development will consist of amendments to the permitted residential development as granted under Dublin City Council Reg. Ref. 2370/20/ An Bord Pleanála Case Reference PL29N.308424 comprising: modifications to the layout of the basement principally including a reduction in area (decreasing from 1,263 sq m to 905.5 sq m), number of car parking spaces (decreasing from 31 No. to 15 No.) and number of bicycle parking spaces (decreasing from 136 No. to 92 No.), relocation and reduction in the area of the bin store, bike store and plant room, and provision of a sprinkler tank and enclosure; relocation of stairs at podium level to basement; omission of internal communal amenity space (65 sq m) and external roof terrace (286 sq m) at Fifth Floor Level including stair and lift core access; modifications to landscaping; changes to the materials on the east elevation; and all associated site and development works above and below ground. 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 (9.00am.- 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 (€20.00) 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.

KILDARE COUNTY COUNCIL We, the "Health Service Executive", intend to apply for permission for development at St Vincent's Hospital, Woodstock St, Townparks, Athy, Co. Kildare. The development will consist of: (i) The demolition of 5 number prefab single storey wings attached to the original protected structure, reference RPS No. 1657 (freestanding former workhouse, built 1843, now local hospital). The total proposed demolition area is approximately 4,150m². (ii) The phased construction of a new two storey 92 bed Community Nursing Unit (CNU) including two single storey dementia wards with total area of approximately 7,056m². (iii) The development will consist of phase 1, the 2 storey 48 bed unit to the rear of the site of 3,010m² with associated stair core and 80m² substation. (iv) phase 2 of the development consists of, 1 & 2 storey building elements linked to phase 1 containing 44 bedroom units and associated courtyards. (v) all ancillary and 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 Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, 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.

Meath County Council, We, McGarrell Reilly Homes Ltd. intend to apply to Meath County Council for permission for development at this site (c. 27.79 Hectares) at Newtownmoyaghy, Killeck, Co. Meath. The development will consist of: i. The construction of 530 No. residential units, all with private amenity space comprising: a. 454 No. houses including: i. 44 No. 2-storey, 2-bedroom houses and associated amenities and car parking; ii. 327 No. 2-storey, 3-bedroom houses and associated amenities and car parking; iii. 53 No. 2-storey, 4-bedroom houses and associated amenities and car parking; iv. 30 No. 3-storey, 4-bedroom houses and associated amenities and car parking; b. 62 No. duplex units including: i. 25 No. 1-bedroom apartment units with all associated amenities and car parking; ii. 6 No. 2-bedroom apartment units with all associated amenities and car parking; iii. 25 No. 2-bedroom duplex units with all associated amenities and car parking; iv. 6 No. 3-bedroom duplex units with all associated amenities and car parking; c. 14 No. apartment units including: i. 3 No. 1-bedroom apartment units with all associated amenities and car parking; ii. 11 No. 2-bedroom apartment units with all associated amenities and car parking; iii. The construction of 1 No. neighbourhood centre (c.1,598sq.m); iv. The construction of 1 No. 16-classroom Primary School (c.3,052sq.m); v. The construction of 1 No. childcare facility, associated external play area and car parking spaces; v. Provision of new sports changing room facilities, associated entrance road and car parking spaces; vi. The erection of 2 No. 13m lattice masts in the southern section of the site together with the relocation to underground of 2 No. 10kV and 2 No. 38kV overhead lines; vii. New boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting, landscaping, bin storage, ESB substations and all ancillary works necessary to facilitate the development. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report and Natura Impact Statement 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.

DUBLIN CITY COUNCIL We, Equitas Properties Limited, intend to apply for permission for development at this site at 109 Marlborough Street (Protected Structure), Dublin 1. The development will consist of: • Demolition of non-original structures to the rear including rear wall, cantilevered structures and external fire escape stairs; • Construction of 4-storey extension to the rear; • Change of use from public house to retail/non-retail services at basement and ground floor level and to residential at first, second and third floor levels to accommodate 3 no. 1-bed apartments; • Associated internal alterations and repairs to roof; • Reinstatement of fenestration above street level; • New shopfront at street level; • Bin and bicycle storage at ground level accessed from the rear; • All associated site works and services. 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.*Public Opening Hours: 9.00am to 4.30pm. Monday to Friday (excluding public holidays).

Meath County Council - We, the Board of Management of Franciscan College, Gormanston, intend to apply for permission for development at Gormanston Road, Gormanston, Co. Meath. The development will consist of the construction of a new 2-storey 37-classroom school building, to cater for 1,000 pupils, with a total internal floor area of 10,753sqm, and incorporating a general-purpose hall, a multi-use hall, a special needs unit, library, staff rooms and all ancillary accommodation. The building will also include photovoltaic panels at roof level. The school grounds will provide 5no. hard surface ball courts, 3no. grass sports pitches, outdoor seating and breakout areas, sensory garden, tech yard, 150sqm external store building with refuse store, 40sqm substation, LPG and ASHP compounds, and associated hard and soft landscaping throughout. The development will also include: the relocation of the existing site entrance and the provision of new access roadway ingress and egress junctions from Gormanston Road; drop-off and pick-up area for cars and set down area for buses; provision of 96no. car parking spaces, inclusive of 5no. disabled spaces and 10no. electric vehicle charge points; 360no. cycle parking spaces, 340no. of which are sheltered; new foul and surface water drainage system works incorporating attenuation, rainwater harvesting, and wastewater treatment plant, and all other associated site and 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 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.

Meath Co. Council - Ronan Bennett c/o Johnsbros Surveys Limited Fordstown Navan Co. Meath intend to apply for permission for Development at Gillstown Little Athboy, Co. Meath. The development consists of Grain store and Leanto machinery shed 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. 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.

Meath County Council: Application for a Large-Scale Residential Development (LRD): Glenveagh Homes Ltd. intends to apply for planning permission for a large-scale residential development on lands (6.96 ha) to the north of the Clonmagadhd Road, Clonmagadhd, Navan, Co. Meath. The proposed development will consist of the construction of 138 no. residential units comprising: • 6 no. one bed triplex units in 2 no. three storey blocks located in the north-western and south-western portions of the site. • 32 no. duplex units in 2 no. three storey blocks located centrally in the northern portion of the site, comprising 16 no. two bed units and 16 no. three bed units. • 24 no. two bed terraced houses. • 10 no. three bed, 2 storey, terraced/semi-detached edge houses. • 63 no. three bed, two storey houses, comprising a mix of detached, semi-detached and terraced units. • 2 no. four bed, three storey, semi-detached houses. • 4 no. four bed, three storey house. A total of 19,561 sqm of landscaped public open space is provided in the proposed development, including an area of 12,768 sqm on public open space zoned lands in the eastern portion of the site and incorporating a play area for children. The proposed development includes a total of 248 no. car parking spaces, 108 no. bicycle parking spaces, internal roads, pedestrian and bicycle infrastructure, boundary treatments, bin storage, public lighting, electrical infrastructure (including 2no. ESB substations), water supply and drainage infrastructure (including foul water pumping station), and all associated and ancillary site and development works. The proposed development integrates with the existing residential development (known as Cluain Adain) to the east and south-east of the site, permitted and constructed under Meath County Council Planning Reg. Refs. NA/151046 and NA/181326, incorporating vehicular access from Cluain Adain Way and connections to existing pedestrian, bicycle, drainage, water supply and services infrastructure. The proposed development includes associated and ancillary upgrade works to existing drainage infrastructure in the north-western corner of the subject site. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application, together with the EIAR and NIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority (Meath County Council) during its public opening hours. The application, together with the EIAR and NIS may also be inspected online at the following website set up by the applicant: www.cluainadainlr.ie 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. Signed: Declan Brassil (Agent: Declan Brassil & Co., Lincoln House, Phoenix Street, Smithfield, Dublin 7) Date of publication: 8 July 2022

WICKLOW COUNTY COUNCIL We, Cincolite Ltd., are seeking permission for the following amendments to previously granted planning permission, Ref: 16/82 as extended 21/220, to the new Care Centre development at land by Kilmurry Cottages, Kilmacanogue South, Co. Wicklow: (i) an increase in bed spaces provision from 106 beds as per granted Planning Permission (21/220) to 119 beds with co-ordinated corresponding layouts and elevations alterations to all floors, (ii) as a result of above, a minimal increase in overall floor area of 39m² from 5564m² as previously granted, to 5603m² currently proposed, (iii) a raise in ridge level by approx. 850mm, to accommodate the minimum angle of the pitch required for the requested roof slate finish, (iv) an increase in parking spaces provision from 54no. as per previously granted scheme, to 60no. spaces accordingly to comply with Wicklow County Development Plan provisions and, (v) minor alterations to retaining walls and landscaped areas and all other 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 Wicklow County Council, County Buildings, Wicklow 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.

DUBLIN CITY COUNCIL We, Equitas Properties Limited, intend to apply for permission for development at this site at 28 Abbey Street Lower, Dublin 1. The development will consist of: • Change of use from public house to retail/non-retail services at basement and ground floor level and to residential at first, second and third floor levels to accommodate 3 no. 1-bed apartments; • Associated internal alterations; • Alterations to elevations to include re-instatement of original window configuration at upper floor levels and revised shopfront at street level; • Bin store and all associated site works and services. 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.*Public Opening Hours: 9.00am to 4.30pm. Monday to Friday (excluding public holidays).

Meath County Council I Linda Smith intend to apply for planning permission for development at Folistown, Navan, County Meath. The development will consist of a new gated access on to the R153 regional road, a dwelling house, internal roads, septic tank and waste water treatment system, a stable block building with 10 internal stables, covered dungstead, effluent and rainwater storage tanks, concrete yard, lunging area, horse walkers, exercise track, landscaping and ancillary 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. Signed Linda Smith.

MONAGHAN COUNTY COUNCIL Seamus McEneaney intends to apply to the above named authority for planning permission for a material change of use from Public House & Night Club (located within an Architectural Conservation Area) to commercial & residential use to include 8no. 2 bed apartments, 8no. 1 bed apartments, 1no. commercial unit. The application also comprises of the alteration of the existing building including elevational changes, extension to the side together with all associated works at 35 & 36 Park Street, Monaghan, Co. Monaghan. The Planning Application may be inspected/purchased, at a fee not exceeding the reasonable cost of making a copy, at the planning office, No.1 Dublin Street, Monaghan during public opening hours. A submission or observation in relation to the application 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 planning authority of the application and any 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: Permission is sought for Change of use from Class 1 retail use to Class 2 use (beauty salon including nail salon use), illuminated signage to front and projecting sign and associated internal alterations at Unit 1, 49 Vernon Avenue, Clontarf, Dublin 3 for Charm Spa Services Ltd. 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.

Wicklow County Council - Ronan O'Caioimh seeks Permission for a Residential Development at a site of 0.35Ha at Chapel Road, Kindlestown Upper, Delgany, Co. Wicklow. The development will consist of 11 no. two storey dwellings including 4 no. 4 Bed Two Storey Detached dwellings, 2 no. 3 Bed Two Storey Semi-Detached dwellings and 5 no. 3 Bed Two Storey Terraced dwellings with a total proposed residential gross floor area of c.1,291sqm; for all boundary walls and fences, for a new vehicular and pedestrian entrance to the development via the roads and footpaths permitted under Planning Permission File Reference No: 20/624, internal estate road, footpaths, hard and soft landscaping to public open space, for all site services above and below ground including connections to existing services and for 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 Wicklow County Council, County Buildings, Wicklow 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.

Dublin City Council Planning Permission sought for (i) The change of use from existing commercial property to a New Childcare Facility, (ii) minor alterations to the internal layouts and minor alterations to the fenestration of the existing building, (iii) new signage mounted on the existing building and (iv) the creation of a secure outdoor play area, bicycle parking, buggy and scooter store, plus all associated site works. At Hazelwood House, Seamus Ennis Road, Dublin 11, D11EK88. Signed, Carol English 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.

Dublin City Council - Aviva Life & Pensions Ireland DAC is applying for planning permission for change of previously approved use under reg. ref. 2396/19 from café and education to healthcare-related consultancy and ancillary use together with new shopfront and signage at 57 South William Street, Dublin 2, a protected structure, RPS Ref. 8594. 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.

Dun Laoghaire Rathdown County Council - We Michelle and Charlie McCreery, seek planning permission for works to an existing dwelling at 44 Farnhill Road, Goatstown, Dublin 14, D14 ND98, comprising a single storey extension to the side at first floor level, the addition of a dormer window to the rear and a velux rooflight to the side of the main roof, the enlargement of an existing extension to the rear at ground floor level and for 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, 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.

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

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