

PLANNING

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL - FURTHER INFORMATION/REVISED PLANS: DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL APPLICATION REG. REF. NO. LRD22A/0930. GEDV Monkstown Owner Limited applied for permission for a proposed Large-scale Residential Development on a site of c. 3.58 hectares at Dalguise House (Protected Structure RPS No. 870), Monkstown Road, Monkstown, County Dublin, A94 D7D1 (the lands include the following structures identified as Garage (A94 N3A1); Gate Lodge (aka Brick Lodge) (A94 R9T1); Dalguise Lodge (aka Entrance Lodge) (No. 71 Monkstown Rd, A94 TP46); White Lodge (A94 V6V9)); and on-street car parking in front of Nos. 6 and 7 Purbeck (A94 C586 and A94 HT99, respectively), with the provision of vehicular and pedestrian access and egress at two points on Monkstown Road: the existing entrance to Dalguise; and at Purbeck. Alterations will be made at Purbeck including the relocation of 4 No. existing car parking spaces to facilitate the construction of a new vehicular and pedestrian bridge over the Stradbroke Stream. The development applied for consisted of: The development, with a total gross floor area of approximately 46,940 sq m (including a basement of 5,230 sq m and undercroft parking of 1,344 sq m) (of which some 45,712 sq m is new build, and 1,228 sq m retained existing buildings), also consisted of the construction of 491 No. residential units, consisting of 484 No. new build and 7 No. residential units (the latter within existing structures (repurposed from Dalguise House, Gate Lodge (Brick Lodge) and Coach House)). The residential provision will comprise: 3 No. two storey 3-bed terraced houses (GFA 569 sq m), and 488 No. Build-to-Rent units (consisting of 2 No. studio units; 288 No. 1-beds; 32 No. 2-beds/3 persons; 153 No. 2-beds/4-persons; and 13 No. 3-beds) (with an option for the use of 4 No. of the BTR Units to cater for short-term stays of up to 14 days at any one time to cater inter alia for visitors and short-term visits to residents of the overall scheme) residential amenities and residential support facilities; a childcare facility; and restaurant/café. The development will consist of: the demolition and partial demolition of existing structures (total demolition area 967 sq m, comprising: two residential properties (White Lodge (A94 V6V9), a 2 storey house (192 sq m); and a residential garage (A94 N3A1) and shed to the southwest of Dalguise House (285 sq m)); swimming pool extension to the southeast of Dalguise House (250 sq m); lean-to structures to the south of the walled garden (142 sq m); partial-demolition of Lower Ground Floor at Dalguise House (9 sq m); single storey extension to the south of the Coach House (29 sq m) and three ancillary single-storey structures (8 sq m, 8 sq m, and 31 sq m) within the yard; potting shed (13 sq m); removal of 2 No. glasshouses; and alterations to, including the creation of 3 No. opes and the removal of a 12.4 m section of the walled garden wall to the east); the construction of: 11 No. residential blocks (identified as: Block A (total GFA 2,015 sq m) 7 storey, comprising 19 No. apartment units (15 No. 1-beds, 4 No. 2-beds) and a childcare facility (540 sq m over Ground and First Floor Levels); Block B (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 6 No. 2-beds/3 persons, 9 No. 2-beds/4-persons); Block C (total GFA 3,695 sq m) 7 storey over undercroft car parking, comprising 48 No. apartment units (33 No. 1-beds, 6 No. 2-beds/3 persons, 9 No. 2-beds/4-persons); Block D (total GFA 4,150 sq m) 7 storey over basement level car park, comprising 50 No. apartment units (24 No. 1-beds, 26 No. 2-beds); Block E (total GFA 5,904 sq m) 9 storey over basement level car park, comprising 66 No. apartment units (40 No. 1-beds, 26 No. 2-beds), with residents' support facilities (75 sq m) and residents' amenities (gym, yoga studio, residents' lounge/co-working space; lobby 494 sq m) at Ground Floor Level, and residents' amenities (residents' lounge; games room; screen room; private lounge; kitchen 333 sq m) with roof terrace (106 sq m) at Eighth Floor Level; Block F (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3 persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block G (total GFA 5,469 sq m) 7 storey over basement level car park, comprising 76 No. apartment units (46 No. 1-beds, 5 No. 2-beds/3 persons, 23 No. 2-beds/4-persons, 2 No. 3-beds); Block H (total GFA 4,252 sq m) 5 storey over Lower Ground Floor, comprising 54 No. apartment units (30 No. 1-beds, 5 No. 2-beds/3 persons, 17 No. 2-beds/4-persons, 2 No. 3-beds); Block I (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 2 No. 2-beds/3 persons, 7 No. 2-beds/4-persons); Block J (total GFA 1,038 sq m) 3 storey, comprising 12 No. apartment units (3 No. 1-beds, 2 No. 2-beds/3 persons, 7 No. 2-beds/4-persons); and Block J (total GFA 1,844 sq m) 4 storey, comprising 20 No. apartment units (13 No. 1-beds and 7 No. 3-beds); the refurbishment, adaptation and reuse of: two storey Dalguise Lodge (Entrance Lodge) (GFA 55 sq m) comprising residential support facilities; a single storey Gate Lodge (GFA 55 sq m) comprising 1 No. 1-bed unit; and two storey Coach House and single storey Stableman's House (GFA 319 sq m) to provide 3 No. apartment units (1 No. 1-bed, 2 No. 2-bed/4 persons); the refurbishment, adaptation and change of use of Dalguise House (GFA 799 sq m) from a single residential dwelling to provide: 3 No. apartment units (2 No. studios and 1 No. 2-bed/3 person) at First Floor Level; a restaurant/café at Lower Ground Floor Level (GFA 273 sq m); and residents' amenities at Ground Floor Level (library, residents' lounge, events space, bar/bookable room, 157 sq m); works to the existing structures include: removal of existing internal partitions and doors, alterations to internal layout including provision of new partitions and doors to Dalguise Lodge (Entrance Lodge); the removal of the western chimney and chimney breast, removal of existing internal partitions and doors, and alterations to internal layout including provision of new partitions and doors to Gate Lodge (Brick Lodge); replacement of existing roof, windows and doors, non-original mezzanine floor and stairs of Coach House, creation of new internal and external opes, reconstruction of chimney, construction of new stairs, provision of new internal partitions and doors, replacement of the demolished single storey structure to south of Coach House with a 42 sq m single storey extension, including construction of a link between Coach House and Stableman's House; replacement of existing roofs, windows, doors, creation of new external opes and provision of new internal partitions and doors to Stableman's House; restoration of Coach House yard walls; removal of security bars from windows, internal partitions, doors, two secondary staircases, non-original fireplaces; and the reconfiguration of internal layout including introduction of new partitions, doors and fireplaces, in-fill of former secondary staircases; removal of an existing window at rear facade of Lower Ground Level, alterations to ope and replacement with a new external door; reinstatement of external wall fabric in place of demolished lean-to at the rear facade; and removal of external door to swimming pool on eastern facade and closure of ope at Dalguise House). The development will also consist of: the construction of a garden pavilion; the provision of balconies and terraces, communal open space including roof gardens, public open spaces, hard and soft landscaping, landscaping works including the removal of trees, alterations to boundaries; the provision of: 224 No. car parking spaces (148 No. at basement level; 20 No. at undercroft; and 56 No. at surface level); motorbike spaces; level changes; ESB Substations (at Block D and Block H); plant areas; waste storage areas; provision of cycle parking (including cargo bike spaces) at basement and surface level; and all ancillary site development works above and below ground. Provision is made in the landscaping proposals for potential future pedestrian and cycle connections that would facilitate permeability through the site boundaries with the residential estates of Arundel and Richmond Park, respectively, and the former Cheshire Home site, subject to agreement with those parties and/or Dún Laoghaire-Rathdown County Council, as appropriate. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. All application documentation and information is available to view online at the following website set up by the applicant: www.dalguiseirld.ie. Significant Further Information/Revised Plans have been furnished to the Planning Authority in respect of this proposed development, and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co. Dublin during its public opening hours of Monday to Friday 10:00am to 4:00pm. A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority within a period of 5 weeks from the date of receipt of the revised public notices. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation and such submission or observation 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.

Kilkenny County Council - We, Blue Pine Solar 06 Limited, intend to apply for Permission for development at this site at Keatingstown, Kilkenny, Co. Kilkenny. The development will consist of the replacement of a permitted single storey terminal electrical station and separate permitted electrical switchroom (both previously permitted as part of a solar farm permission by Kilkenny County Council under Reg. Ref. 16/634) with 1 no. proposed single storey 20kV substation building on the site of the previously permitted terminal electrical station. The development also incorporates minor revisions to the permitted fence/line adjacent to the substation building; a track revision adjacent to the substation to accommodate an emergency fire tender turning area; and localised repositioning of the permitted temporary construction compound/materials storage area and solar panels adjacent to substation. 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.

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LOUTH COUNTY COUNCIL - FURTHER INFORMATION (Reg. Ref. 22/954) - Planning permission has been sought under Louth County Council Reg. Ref. 22/954 by BPM GP3 Limited for development on lands to the south of the existing M1 Retail Park, bound to the east by Trinity Street and to the south by Barrack Lane, Waterunder, Mell, Drogheda, Co. Louth. The development applied for consisted of: A retail/commercial development comprising: (i) provision of 10 no. single storey retail units including a part-licensed anchor retail supermarket store (Unit 1)(4,085sq.m gfa), a DIY/Home store, including a garden centre (Unit 10)(2,350sq.m gfa), 8 no. smaller retail/commercial units, including a café and pharmacy (Units 2-8) (ranging in size from 300sq.m - 760sq.m gfa) and 1 no. single storey Drive-Thru Restaurant/Café unit (375sq.m), including an external seating area. A deliveries area, service yard and ground mounted plant units will be provided to the side (south) and rear (west) of Retail Unit 1, a dedicated set down point is also proposed adjacent to the front entrance to Retail Unit 1. Deliveries will also be accommodated to the rear (south) of the proposed retail units (Units 2-10) with a truck turning area provided to the rear (south) of unit 10. Dock levellers will be provided to the rear of units 2-10 to facilitate loading and unloading of goods. A total of 311 no. car parking spaces are proposed to serve the proposed development, including 23 no. accessible parking spaces, 2 no. click and collect spaces and 17 no. parent and child spaces. A bus/coach parking area comprising 4 no. bus/coach parking spaces is also provided within the eastern portion of the site, adjacent to the Trinity Street Frontage. 104 no. bicycle parking spaces are proposed at surface level to serve the proposed retail/commercial units. A partially covered pedestrian circulation space will be provided to the front of each of the proposed retail units. The development also includes: (ii) provision of 2 no. vehicular and pedestrian connection points to the existing M1 Retail Park to the north which will provide access to the proposed retail development; (iii) internal roads, footpaths and pedestrian crossings; (iv) trolly bays, signage, hard and soft landscaping, boundary treatments, Electric Vehicle Charging spaces, and lighting; (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage, plant areas; 3 no. ESB substations; and (vi) all associated site development works necessary to facilitate the proposed development. This application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement. Significant Further Information has been submitted and consists of: (a) a revised site layout comprising a substantially reduced quantum of retail/commercial development. The proposed development now comprises 3 no. units in total; 1 no. anchor retail supermarket store (Unit 1)(3,945sq.m); 1 no. DIY/Home store (2,800sq.m) and associated garden centre (700sq.m) (Unit 3); and 1 no. coffee shop unit (Unit 2)(210sq.m) with associated external seating; (b) the deliveries/service areas associated with the proposed units have been relocated to the south and west of Unit 1 and the east of Unit 3; (c) the introduction of a central landscaped plaza featuring external seating, planting and hardscaping and a landscaped walkway on the southern portion of the site where it interfaces with Barrack Lane. Indicative future pedestrian connection points are also shown between the site and Barrack Lane to the south. (d) A total of 229 no. car parking spaces are provided to serve the proposed development, this is inclusive of 2 no. click and collect parking spaces, 18 no. accessible spaces and 11 no. parent and child spaces. A total of 58 no. bicycle parking spaces are also proposed on-site. (e) revised hard and soft landscaping and signage; (f) the provision of 2 no. substations on-site and 2 no. sprinkler tanks and associated pump rooms adjacent to Units 1 and 3; and (g) all associated site development works necessary to facilitate the revised proposal. Significant further information in relation to this 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 its public opening 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 of €20.00, not later than five weeks after receipt of this newspaper notice and site notice by the planning authority.

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Fingal County Council - Alanna Homes Ltd. intends to apply for permission for development at this site located in the townland of Clonsilla, Dublin 15, and within Zone 5 "Hospital" of the Hansfield Strategic Development Zone (SDZ) Planning Scheme 2006. The proposed development consists of an amendment to Condition No. 22 of Grant of Permission Ref. FW22A/0147, which has the approved name of "Hansfield Orchard" and permits construction of a mixed-use development in 8 no. three to six storey blocks on an overall site of c. 3.6 hectares bounded to the south-west by Park Heights road, to the north-west by Park Crescent road, to the north-east by Hansfield Wood Lawn estate and to the east and south by St Joseph's Hospital. The proposed development seeks permission to amend Condition No. 22 of Grant of Permission Ref. FW22A/0147 from the following wording: "(a) No dwelling shall be occupied until all services have been connected thereto and are operational. (b) No dwelling shall be occupied until such time as the childcare facility has been constructed and is available for occupation." To the following wording: "Development shall proceed strictly in accordance with the following phasing arrangements: (a) Prior to occupation of permitted Blocks D, E, F and G; Blocks A, B and C shall be commenced to the satisfaction of the Planning Authority. (b) Prior to occupation of the remainder of the permitted development the childcare facility shall be completed and made available for occupation." The proposed development is located on lands within the boundaries of Hansfield Strategic Development Zone (SDZ) as defined by Statutory Instrument No. 273 of 2001. 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 Fingal County Council, County Hall, Main Street, Swords, Fingal, County Dublin, K67 X8Y2, during its public opening hours of 09.30-16.30 Monday to Friday (Cash office opening hours are 9.30 to 15.30). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 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 - Planning permission is sought by Liam Farrell for development at No. 4 Inns Court, Winetavern Street, Dublin 8, D08 XY00. The development will consist of the following: (i) change of use of the existing property from office to short-stay residential use through the provision of 4 no. short-stay apartment units (1 no. studio, 1 no. one-bed and 2 no. two-bed units); (ii) demolition of existing internal walls and provision of new partition walls and internal doors where required at ground, first, second and third floor levels, and provision of new kitchen and bathroom fittings to each unit; (iii) demolition of brick recessed opening to the front at third-floor level and replacement with new window opening with finish to match that as existing; (iv) alterations to rear opes at ground floor level inclusive of the removal of existing garage door and provision of 2 no. new opes to facilitate access to bin store provided at ground floor level from St. Michael's Close, and fenestration to living room, with external wall finishes to match that as existing along St. Michael's Close; (v) alterations to rear opes at first floor level including the removal of glazed screen and door and replacement with new insulated external wall and external access doors; (vi) alterations to rear opes at second floor level including the removal of 2 no. existing opes and provision of 1 no. ope to provide fenestration with finishes to match that as existing; (vii) removal of steps and guarding at first floor rear terrace and replacement with pedestal paving and glass barrier all along St. Michael's Close; (viii) alterations to northern elevation within existing courtyard inclusive of replacement of existing windows at first and second floor level with insulated masonry rendered to match existing and replacement of existing windows at first, second and third floor level with 60-minute fire rated windows; and (ix) all ancillary works, inclusive of planting, to facilitate the 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 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 - Significant Further Information/ Revised Plans. Hayfield Homes Ltd. applied for planning permission for development on a site at 'Site D', Lands to the North of the Enfield Relief Road (R148) in the townland of Johnstown, Enfield, Co. Meath. Reference number of the application: 23/272. The development applied for consisted of the construction of 77 no. residential units comprising 1 no. three storey duplex block (8 no. duplex units) containing 4 no. ground floor, 2 bed duplex units (Unit Types K & L) and 4 no. first and second floor, 3 bed duplex units (Unit Types M & N); 29 no. 3 bed, two storey houses (House Types A & C); and 40 no. 4 bed, two storey houses (House Types B, D, D1, D2, D3 & D4). The proposed development includes 7,106 sqm of landscaped public open space; a pedestrian/cycle connection to Newcastle Woods; 148 no. car parking spaces; 24 no. bicycle parking spaces; internal roads; boundary treatments; bin storage; public lighting; water supply infrastructure; foul and surface water drainage infrastructure; and, all associated and ancillary site and development works. The proposed development integrates with the permitted residential developments (Meath County Council Planning Refs. 21/1449, 21/1461, 21/1462) to the east of the site, incorporating connections to permitted vehicular, pedestrian, bicycle, drainage, water supply and services infrastructure. The proposed development also includes 2 no. new vehicular accesses onto the Enfield Relief Road, together with all associated upgrade works along the Relief Road (including pedestrian and cycling infrastructure). The application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS). Significant further information/revised plans, in relation to the application have been furnished to the Planning Authority and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Authority during its public opening hours. A submission or observation in relation to the further information/revised plans may be made in writing on payment of a prescribed fee, no later than 5 weeks after receipt of the newspaper notice and site notice with the Planning Authority.

Dublin City Council - Pembroke Beach DAC intend to apply for planning permission for development comprising modifications to a permitted mixed-use scheme (Referred to as Phase 1B) at a site including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The site is identified as being within the A3 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The proposed development consists of a change of plan and a change of unit types from that permitted under Dublin City Council Planning Reference PWS23406/22. The proposed development will comprise a total of 324 no. residential units (as permitted). The amendments relate to the replacement of 8 no. 2 bed units with 8 no. 1 bed units resulting in an overall unit mix of 100 no. 1 beds, 166 no. 2 beds, and 58 no. 3 beds. These unit modifications are to facilitate the construction of an additional stairs from the 10th to 17th storey within the permitted development to address fire safety requirements. The proposal will result in minor elevational changes. 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 (9.00a.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.

Dublin City Council - Kavco Project 9 Limited seeks permission to amend Planning Permission Reg. Ref. 2725/21 by a change of use in the lower ground / basement level, to remove car park usage (and 18 car parking spaces), from the approved usage of car parking, bicycle parking, plant rooms and bin storage at this level. It is proposed to retain the approved usages of bicycle parking, plant rooms and bin storage at this level. There are no changes proposed to the height, footprint or visual appearance of the permitted development. All at the site of the former Fodhla Printing Works, Brookfield Road, Kilmainham, Dublin 8. 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 (9.00a.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.

Dun Laoghaire Rathdown County Council - We Grainne & Duality Moore intend to apply for retention permission for the existing timber privacy screen over the existing boundary walls along Adelaide Road and Spencer Villas and planning permission for alterations to the development previously permitted under planning application reference number D21A/1144 to include a reduction in the previously permitted single storey extension to the rear, the addition of a new single storey extension to the side, elevational alterations to the previously approved development, all to the rear and side of the existing part single storey, part two storey, part three storey dwelling house along with associated internal alterations, site works and landscaping at Glengarriff House, 22 Adelaide Road (Corner of Adelaide Road & Spencer Villas), Glengearry, Co. Dublin, A96 Y9P5. The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire, Co. Dublin, 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 of €20 within the period of five weeks beginning on the date of receipt by the Authority of the application.

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