

PLANNING

DUBLIN CITY COUNCIL

Dwyer Nolan Developments Ltd seeks permission, to modify a permitted Strategic Housing Development (SHD) (Ref. ABP-313320-22), by way of a planning application for a Large-scale Residential Development (LRD), within the permitted "Stonemount Park" development, currently under construction, located at Ballyfermot Road, Ballyfermot, Dublin 10. The application site contains a Protected Structure i.e. the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref. No. 8784).

The proposed amendments consist of the replacement of the previously permitted Blocks A & H, over a basement level car park, accommodating 159 no. apartments, with a revised design proposal.

It is proposed to replace:

- (i) the permitted Block A, comprised of a 2 to 5 storey building, located to the rear of the Protected Structure, consisting of 69 no. apartments, comprised of 26 no. 1 bed, 41 no. 2 bed, & 2 no. 3 bed dwellings,
- (ii) the permitted Block H, comprised of a 3 to 10 storey building, consisting of 90 no. apartments, comprised of 35 no. 1 bed, 49 no. 2 bed, & 6 no. 3 bed dwellings, and
- (iii) a basement level (c. 4.696sq.m) comprised of 134 no. car parking spaces underneath both Blocks A & H, all with a new building layout, ranging in height from 4 up to 10 storeys, accommodating 227 no. 1, 2 and 3 bed apartments and duplex units, with a café and residential amenity spaces.

It is also proposed to omit a permitted 2-3 storey building (Block E) accommodating 10 no. apartments & duplex / triplex units, comprised of 1 no. 3 bed triplex unit, 6 no. 2 bed duplex units and 3 no. 2 & 3 bed apartments and to replace same with public open space along the eastern boundary of the overall development. The net increase in residential accommodation is 58 no. apartments & duplex units.

The proposed development is as follows:

- (a) Block AH-1 is a 4-8 storey building, comprised of 56 no. units, consisting of 14 no. 1 bed & 34 no. 2 bed apartments, and a 4-storey block, accommodating 8 no. 3 bed duplex units. At ground floor level 2 no. communal resident amenity rooms (c.74sq.m each) are provided, along with a proposed café (c.154sq.m), bicycle and bin stores.

- (b) Block AH-2 is a 4-8 storey building, comprised of 70 no. units, consisting of 25 no. 1 bed & 45 no. 2 bed apartments.

- (c) Block AH-3 is a 9-10 storey building, comprised of 93 no. units, consisting of 18 no. 1 bed, 73 no. 2 beds, & 2 no. 3 bed apartments.
- (d) A 4-storey duplex block accommodating 8 no. 3 bed duplex units, with associated bicycle & bin stores, plant / switch rooms.

- (e) A basement (c. 4.497sq.m) accommodating 146 no. car parking spaces, motorcycle & bicycle parking, plant room and bin storage.

- (f) Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels. The proposed modifications also consist of:

- Alterations to the permitted site layout plan,
- Proposed new rear entrance to the Protected Structure, and internal alterations to part of permitted crèche on ground floor of Protected Structure,
- Creation of additional community use space (c.62sq.m) on the ground floor of the Protected Structure thus being a change of use from previously permitted part of crèche,
- Creation of new play area (associated with the permitted crèche within the Protected Structure) to the rear of the Protected Structure.

The proposed development also provides for all associated site development works, above and below ground, public & communal open spaces, hard & soft landscaping, boundary treatments, public lighting, surface and underground car & bicycle parking etc., within the overall site area of the permitted "Stonemount Park" development, which has an overall site area of c.8.3Ha. Access to the proposed development will be via the permitted access arrangements to "Stonemount Park", off Lynch's Lane and Ballyfermot Road, with no changes to same proposed from that already permitted.

The application may be inspected online at the following website set up by the applicant: www.stonemountlrld.ie. 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.

Fingal County Council:

We, Stephen McCarthy & Emma Hayes intend to apply for planning permission for development at No.3, The Rise, Malahide, Co. Dublin. K36 KW53. The development will consist of Alterations to the previously granted planning application, planning Ref. F24A/0860E: (1) Alterations to the fenestration throughout the property (2) The addition of a new attic dormer window to the rear of the existing roof (3) All associated works, landscaping, & ancillary site works required to carry out 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 the Planning Authority during its public opening hours and a submission or observation 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 authority of the application

FINGAL COUNTY COUNCIL:

Notice of Large-Scale Residential Development (LRD) Application to Fingal County Council. We, Gleneavagh Living Limited, intend to apply for permission for a Large-Scale Residential Development (LRD) at this site at Ballymstone, Donabate, County Dublin. The application site, of c. 11.28ha, is bounded by existing residential developments of Willowbrook, The Priory and Priory Wood, and Donabate Burial Ground to the north/northwest, the Donabate Distributor Road (DDR) to the east, permitted Ballymstone Phase 2 (FCC. Ref. LRD0039/S3 & ABP Ref. 320885) to the south, and the Links Road to the west. A portion of the subject site is within the St. Ita's Hospital Complex Architectural Conservation Area (ACA). The proposed development will consist of the construction of a residential development, which is a continuation of permitted Ballymstone Phase 1 lands (FCC Ref. LRD0008/S3 & ABP Ref. 315288) and Phase 2 lands (FCC. Ref. LRD0039/S3 & ABP Ref. 320885) and represents Phase 3 of the wider development of the Ballymstone Lands (as identified in the Donabate Local Area Plan 2016 (as extended)), ranging in height from 2- to 6- storeys to accommodate 398 no. residential dwellings (22 no. houses, 47 no. duplex units and 124 no. apartments) and public open space. The site will accommodate 316 total no. car parking spaces, 1,619 total no. cycle parking spaces, pedestrian / cycle links, road connectivity enhancements, storage, services and plant areas. Landscaping will include significant public open space provision and communal amenity areas. The proposed development consists of: 1. The construction of 398 no. new residential dwellings consisting of 227 no. houses, 47 no. duplex units and 124 no. apartment units set out follows: Construction of 227 no. 2-storey houses (81 no. 2-beds, 134 no. 3-beds, 12 no. 4-beds); Construction of 47 no. 2- to 3-storey duplex units (2 no. 1-beds, 24 no. 2-beds, 21 no. 3-beds), with balconies on rear elevations. Construction of 3 no. apartment blocks, ranging from 3- to 6-storeys in height, with balconies on all elevations, green roofs, and external communal amenity spaces, providing a total of 124 no. apartment units (47 no. 1-beds, 68 no. 2-beds, 9 no. 3-beds); 2. Provision of a crèche (c. 646 sq.m) and a community space (c. 100 sq.m) located within the footprint of proposed apartment block to the west of the site; 3. Provision of c. 15.3% public open space of the net site area, comprising 3 no. small parks and 4 no. pocket parks which total c. 17,287 sq.m. These parks are generally located centrally within the site providing a series of north-south linear spaces linking to the permitted Ballymstone Phase 2 (FCC Reg. Ref. LRD0039/S3 & ABP Ref. 320885) with off-road connection to the permitted Ballymstone Phase 1 (FCC Reg. Ref. LRD0008/S3 & ABP Ref. 315288) to the south; 4. Provision of a total of 316 no. car parking spaces are provided (combination of in-curtillage and on-street and communal car parking areas); 5. Delivery of a total of 1,619 no. cycle spaces (comprising 1,513 no. long-stay/resident spaces and 106 no. short-stay/visitor spaces); 6. Provision of vehicular access from The Links road to the west of the site and the Donabate Distributor Road (DDR) to the east of the site; 7. Provision of an east-west pedestrian/cycle route is proposed within the site connecting the existing Links Road to the west and DDR to the east, in addition to a connection to the permitted east-west pedestrian/cycle route which forms part of the permitted Ballymstone Phase 2 (FCC. Ref. LRD0039/S3 & ABP Ref. 320885); 8. The proposed application includes all site enabling and site development works, infrastructure and utilities, landscaping works and boundary treatments (including at the permitted full pump station as per FCC Reg. Ref. LRD0039/S3 & ABP Ref. 320885), solar PV panels, bin and bicycle stores, plant, ESB unit substations, lighting, servicing, signage, surface water attenuation features and all site development works above and below ground. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The application may also be inspected online at the following website set up by the applicant: www.ballymstone3lrld.ie. The planning application, including the Environmental Impact Assessment Report and a Natura Impact Statement, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the office of the planning authority during its public opening hours and a submission or observation 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 planning authority of this application.

Wicklow County Council

Cullen Excavations Ltd intends to apply for Permission for a development on lands at Ballygannon, Killoco, Greystones, Co. Wicklow. The proposed works will consist of the following: Works to facilitate infill and recontouring of the subject lands using soil and subsoil to reclaim the land for agricultural infilling purposes. The infilled material will be seeded and grassed. All associated works and services and use of existing entrance onto public road. A Natura Impact Statement (NIS) will also be submitted along with the application. The application relates to an activity requiring a Waste Facility Permit from Wicklow County Council or Article 27 approval from the EPA which will be applied for separately. The planning application, and NIS may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy,

at the offices of Wicklow County Council Planning Office during its public opening hours Monday to Friday, excluding bank holidays. A submission or observation in relation to the application may be made to the planning authority in writing on payment of €20 within a period of 5 weeks beginning on the date of receipt by the planning authority of the application. 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.

LOUTH COUNTY COUNCIL

We, Halscoch Venture 2 Ltd, intend to apply for permission for a Large Residential Development (LRD 020), "South Bank", of five No. six storey blocks, comprising 172 apartments, commercial (non-residential) units, and all associated roads/parking/paths, landscaped areas (including a public square to the river) and ancillary buildings, all at Marsh Road (to the East of Scotch Hall Shopping Centre), Drogheda, Co. Louth. A provision of 10 year duration is sought, at the discretion of Louth County Council.

The upper five stories comprise apartments all with balconies, and the 5th floor penthouse will be recessed with terraces. At ground floor level there is, variously, further apartments, parking and ancillary storage for the apartments and other non-residential uses. There are 172 apartments in total comprising 73 no. 1-bed apartments, 71 no. 2-bed apartments and 28 no. 3-bed apartments. There are 132 no. car parking spaces, 304 long stay and 121 short stay bicycle parking spaces being provided within the site. The non-residential uses comprise three retail units/café(s) of a total area 253 sq. m. and a crèche of 247 sq. m. The ancillary buildings comprise provision for an E.S.B. substation (if required) of 25.5 sq. m. and a bicycle store of 33.2 sq. m. The existing, partially built, concrete building which occupies part of the site will be demolished, along with the remains of a building and a shed abutting No. 4 Marsh Road, and two old storage buildings on a lane North of Marsh Road. Vehicular and pedestrian access to the development is via, "New Road" to the East of Scotch Hall Shopping Centre, off Marsh Road. An existing lane off Marsh Road will be used to provide continued access to the industrial/warehouse units to the South of Marsh Road, for pedestrian and bicycle access and egress for the proposed development, and as an exit for bin lorries and larger delivery vehicles only. A Natura Impact Statement (NIS) accompanies this application. All the application documentation, including the NIS, is available to view online at the following website set up by the applicant. <https://southbanklrld.ie>

This planning application, including the NIS, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Louth County Council from 9.30am to 4.30pm Monday to Friday. A submission or observation in relation to the application may be made to the Authority in writing within a period of 5 weeks from the date of receipt by the Authority of the application and on payment of the prescribed fee of €20.00

Wexford County Council:

We, Faser Court Limited wish to apply to the above for the following:

- a) Retention permission for the construction of a gantry facility and for permission to construct an extension to same,
- b) Retention permission for the construction of aggregate storage buildings,
- c) Retention permission for the construction of a surface water drain/culvert and for permission to construct ancillary surface water percolation beds,
- d) Retention permission for the piling of subsoil and topsoil material and for Permission to Remove the soil and to distribute it in earthen embankments to existing field boundaries.
- e) Ancillary works, At Coolishal Upper, Gorey Rural, Co. Wexford.

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 the hours of 9.00a.m. to 1.00p.m. and 2.00p.m. to 4.00p.m. Monday to Friday (Bank Holidays and Public Holidays excepted). 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. Signed on behalf of the applicant by Molloy Architecture and Design Studio, 22 McCurtain Street, Gorey, Co. Wexford. Phone 0539430806.

Dún Laoghaire Rathdown County Council

Flaxview Limited intend to apply for permission for development at this c. 0.06 ha site, part of Lands known as Cranford Court (paved area adjoining the eastern boundary wall of Cranford Lodge, No. 188, Stillorgan Road, Dublin 4). The development will consist of the provision of a new vehicular and pedestrian access arrangement; landscaping; 2 no. ancillary surface car parking spaces (Inc. 1 no. accessible ambulance parking space); 1 no. EV charging point; and all associated site works above and below ground. The development is proposed in respect of a proposed new crèche facility on the adjoining lands to the west (Cranford Lodge), for which a concurrent planning application has been lodged with Dublin City Council. 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, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm. A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority 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, Deeside Agri Services Limited hereby give notice that we intend to apply for planning permission for development on lands at Scurluckstown, Trim, County Meath. The proposed development will consist of an agricultural development comprising (i) grain intakes, grain drying plant, elevators, conveyors, grain storage silos and grain storage sheds; (ii) upgrade existing entrance onto the R154 Regional Road and the existing access road to the existing dwelling house, farmyard buildings and lands and extend the road to access the proposed agricultural development located on lands zoned RA (Rural Area) also within our ownership; (iii) the extended road comprising metalled carriageway, kerbing, drainage, grass margin, footpath and public lighting shall be constructed through existing designated E1 and E2 Employment zoned lands within our ownership; (iv) 2 no. weighbridges and an office building accommodating the weighbridge office and staff welfare facilities including a wastewater treatment system and percolation area, car and bicycle parking; (v) provision of a new grass margin and public footpath along the Northern side of the R154 Regional Road to connect to the existing public footpath where it terminates to the West of the application site; (vi) site services, fuel storage, photovoltaic solar panels to the Southern facing roof planes of proposed grain sheds and associated site works. A Natura Impact Statement (NIS) has been prepared for the proposed development. The planning application together with the Natura Impact Statement may be inspected or purchased at a fee not exceeding the 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 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 planning authority of the application.

Wexford County Council

We, Sarmat Limited are applying to Wexford County Council for Permission for altering the existing windows at first floor to T Morris Bar 12 Monck Street Wexford, Y35 KN53; Permission for alterations to the granted Planning Permission Ref: 20240385; consisting of alterations to existing ground floor toilets/garden bar area to provide additional stairwell; changes to approved First Floor plan layout on Plan Ref: 20240385 to omit Garden Terrace and provide additional toilets with associated changes to first floor layout; Revision of plan layout to two storey storage area to provide a goods lift to 1/2 O'Rahilly Place/ Trimmers Lane East as granted permission under Plan Ref: 20240385; including associated alterations to garden courtyard area and all other minor associated changes to layout at T Morris Bar at 12 Monck Street, Townparks, E.D. Wexford Urban No.3, Wexford Y35 KN53 and No.1 and No.2 O'Rahilly Place, Townparks, E.D. Wexford Urban No.3, Wexford Y35 XY01

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 the hours of 9.00 a.m. to 1.00 p.m. and 2.00 p.m. to 4.00p.m. Monday to Friday (Bank Holidays and Public Holidays excepted)

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.

Dublin City Council

Kirsten Elliott seeks permission for development at 93 Dunluce Road, Clontarf, Dublin 3, D03DR12. The development will consist of demolition of double garage, shed wall and roof. Construction of 32sqm. ground floor side extension, 12sqm. side passage and extension to existing shed. Construction of 4sqm. extension to ground floor rear room and re-roofing same. Construction of 16sqm. first floor side extension. Widening east entrance to 3.0m with new gates and piers on both entrances. Landscaping and all associated site development works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of 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.

SOUTH DUBLIN COUNTY COUNCIL

I Mark Walsh, am applying for planning permission to raise the side gable wall to facilitate an attic conversion with dormer window to the rear & front, along with a ground floor porch extension at the front & all associated works at 14 Wood Dale Green, Ballycullynn, D24. 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.