

PLANNING

DUBLIN CITY COUNCIL - Ruistide Developments Limited intends to apply for Permission for Large-Scale Residential Development at a site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8. There are Protected Structures on site. The proposed development seeks alterations to consented Strategic Housing Development ABP-306599-20 (SHD 11, as amended by ABP-310567-21 (SHD 2) and Section 146B amendments ABP-311499-21 & ABP-311507-21 (i.e. the consented scheme). The proposed amendments to the consented scheme include: 40 no. residential apartments over 8 floors (3bn, 2-bed/4 person & 1bn, 2-bed/3 person units, each with a private winter garden, and/or balcony on the south and/or north elevation, at 1st to 8th floors inclusive); replacing consented office floor area (c.4,113sqm total, over 6 floors) within the Block B2 building. Co-working (c.228 sqm) and community/cultural space (c.332 sqm) at ground floor level; replacing consented cafe/restaurant (c.236sqm) at Block B1. Reconfiguration of ancillary internal residential communal amenity area at mezzanine level, to include residents' lobby, lounge and fitness area (c.255sqm), replacing the consented residential amenity co-working space (300sqm) at Block B. And all ancillary and associated site, structural and landscape works proposed to be amended Block B2 in with the consented scheme, including: Design adjustments at the interface of proposed Block B2 with the consented adjoining Block A. Ducting to the east and Block B1 to the west, including the in- of residential floor levels and increase in roof parapet height (by 1.0m) of Block B2; Amendments to permitted landscaping at roof level of Block B2 and part of Block B1 to accommodate proposed change to Block B2 roof level; Alteration of the northern Parkgate Street facade of Block B2 to suit residential use and to accommodate external recessed private amenity (wintergardens & balconies). Alteration of the southern facade of Block B2 to suit residential use and to accommodate external recessed private amenity (balconies); 20no. additional external, recessed private amenity (balconies); 20no. additional visitor bicycle spaces and 2no. cargo bike spaces within the consented public realm at surface level. Minor footprint extension and reconfiguration of internal floor plan at permitted basement/undercroft, resulting in an increased floor area from c.144sqm to c.164sqm, to accommodate additional ancillary residential bicycle storage (80no. spaces). Reconfiguration of ground and mezzanine floors of consented Block B1, to accommodate the proposed co-working and reconfiguring residential amenity areas and additional ancillary refuse, circulation, plant and non-residential back of house areas. Removal of combined heat pump/chiller unit with associated screening on the roof of Block C. This application for proposed amendments to consented Strategic Housing Development, is a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStrataAmendments.com. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (Monday to Friday, 9:00am to 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 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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DUBLIN CITY COUNCIL - Grangeorgan Development Agency intend to apply for a 10-year planning permission for development at a site within the overall Grangeorgan Strategic Development Zone (SDZ) of c.28.68ha at Grangeorgan, Dublin 7. There are several Protected Structures within the Grangeorgan SDZ. The location of the proposed development, comprises of a c.0.574ha (c.5,74sqm), site in the northwest of the Grangeorgan SDZ, north of the playing fields, south of the Phoenix Care Centre, east of the Henry Centre Phase 1, and west of the Top House or North House (Protected Structure - RPS No. 3282). The development (referred to as the 'West Quad') will consist of the construction of a 2-6 story building over a partial basement with an overall height of c.57.525m OD and a total gross floor area of c.207,289sqm to accommodate educational facilities. Facilities will include: lecture theatres, teaching / learning / research rooms and spaces; IT labs; meeting rooms; an exam / conferencing / events hall; viewing gallery; staff offices; communal spaces; a cafe and ancillary facilities and services (including toilets, service areas, bicycle stores, plant rooms etc.). A public walkway at ground floor level will pass through the building envelope to connect St. Brendan's Way to Ivy Avenue. Link bridges from second floor level and above will connect over this walkway. A central courtyard (c.3025sqm) will be provided at first floor level and a roof terrace will be provided at the southern end of the 2 story element (c.5233sqm). The roof will also include lift overruns, heat pumps, PV panels and an enclosed plant area. The proposed development will also provide 512 no. bicycle parking spaces (including 404 no. basement bicycle parking spaces), 3 no. accessible car parking spaces, landscaping, and all site services and 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 (9.00am - 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.

DUBLIN CITY COUNCIL - Planning permission is sought by Liam Farrell for development at No. 4 Inns Court, Wintetaven Street, Dublin 8, D08 XY00. The development will consist of the following: (i) change of use of the existing property from office to guesthouse accommodation use providing for a total of 8 no. rooms comprising 4 no. single-rooms each with shared W/C, 2 no. double rooms each with private W/C and 2 no. triple rooms each with private W/C; (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; (iii) provision of lounge and breakfast area with associated kitchen, staff counter/reception area with staff W/C and 2 no. staff restrooms, all at ground floor level; (iv) 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; (v) alterations to rear opens at ground floor level inclusive of the removal of existing garage door and provision of 2 no. new opens to facilitate access to bin store penetration at ground floor level from St. Michael's Close, and that as existing along St. Michael's Close; (vi) alterations to rear opens at first floor level including the removal of glazed screen and door and replacement with new insulated external wall and external access door to provide a terrace at the western elevation for bedroom no. 4; (vii) alterations to rear opens at second floor level including the removal of 2 no. existing opens and provision of 1 no. open to provide penetration with finishes to match that as existing; (viii) removal of steps and guarding at first floor rear terrace and replacement with pedestal paving and glass barrier all along St. Michael's Close; (ix) 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 (x) all ancillary works, inclusive of planning, 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.

DUBLIN CITY COUNCIL - Dublin Port Company intends to apply for permission for development and permission for amendments to planning permission granted under Reg. Ref. 3859/19 at Alexandra Quay East and Ocean Pier, off Branch Road South No. 3, Dublin Port, Dublin 1. The development will consist of demolition of the two-storey office building (c.150 sqm); and construction of 2 no. 30m high mast light (HML). The permission for amendments to permission granted at the site under Reg. Ref. 3859/19 will consist of: relocation and replacement of permitted substation (c. 98 sqm) and associated electrical infrastructure with a substation (c. 182 sqm, 4.17m in height); and replacement of 3 no. permitted reeler access gantries (7 no. rows, 14.55m in height) with 4 no. reeler access gantries (7 no. rows, 12.00m in height); and relocation of permitted 30m HML. The proposed development and proposed amendments include all associated ancillary works, encompassing general site clearance, removal of HML earthworks, pavement reinstatements and construction and drainage 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, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 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 authority of the application.

SOUTH DUBLIN COUNTY COUNCIL - NEWSPAPER NOTICE - LARGE SCALE RESIDENTIAL DEVELOPMENT - Cairn Homes Properties Ltd intend to apply for Permission for a Large-Scale Residential Development at a site at Unit A, 'Tranway Lane', Citywest View, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop). The development will consist of amendment to Unit A of 'Tranway Lane (Block E1 of the permitted Strategic Housing Development (SHD) (Ref: ABP-310570-21)). Unit A has permission for commercial retail use. The proposed amendment is for change of use to Dentist. The development will also include a single storey plant area located to the rear / north side of the premises. The proposed amendment includes all associated site services and development works required to facilitate the proposed change of use. The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Talaght, 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. The LFD application may also be inspected online at the following website set up by the applicant: www.doodowncommunitydevelopment.com. 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. Signed: Karen Fox, McCall Planning Limited, 22 Wicklow Street, Dublin 2 (Agent)

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MEATH COUNTY COUNCIL - John Carroll, intend to apply for Permission for Retention of Development and Planning Permission for development on site at Keenega, Arcah, Duileck Co. Meath. The development will consist of the retention of new wall to the front, new entrance area and gates, new location of existing office and container stores, ES8 sub station and room, boundary fence and bank to storage yards at the rear of existing including drainage and lighting. Permission to close up old entrance, remove hedge to front, form new front boundary hedge and fence, re-site telephone pole inside fence for signage and construct new parking area. 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 (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

DUBLIN CITY COUNCIL - We, Mitchell & Son Wine Merchants Ltd., intend to apply for permission for development at Vault no. 2 The Station Building, Harsh Street Upper/Harcourt Street, Dublin 2. Part of a Protected Structure is situated within the application site (RPS ref. 3514, former station roof and facade). The development will consist of (a) change of use from Retail/Restaurant to Wine Merchant (Off-licence), area 208 m2, (b) construction of a facilities anclosure (kitchen, WC, store and office), area 31 m2 within existing building, (c) distribution of mechanical & electrical services and (d) signage to east and west elevations. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of 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 authority of the application.

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KILDARE COUNTY COUNCIL - Fergal O'Malley, intend to apply for planning permission, the development will consist of the construction of a new detached building incl. a Multi-Sport Hall, changing rooms, toilet facilities and ancillary rooms, to rear of existing sports related buildings linked by means of an open canopy, together with all associated site and development works at The North Kildare Club. The Mews, Kilscock, Co. Kildare (W23NR2P). 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, Kildara Co. Co. Ahas Cill Dara, 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. Signed: Fergal O'Malley RIAI Arch, Tech, co The North Kildare Club.

KILDARE COUNTY COUNCIL - We, Cedarcliffe Limited, intend to apply for permission for development at Centra Erno Service Station, Geyrabey, Kildare Co. Kildare. The proposed development consists of a change of use to part of the retail unit to an ancillary off-licence at ground floor level measuring c. 25.2 sqm within the approved convenience retail unit including all associated site works and services. Development was previously permitted under the parent application Reg. Ref. 04/2974 (extended by Reg. Ref. 16/1360 and amended by Reg. Ref. 22/659). 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.

DUBLIN CITY COUNCIL - The Institute of Education is making an application for planning permission for change of use from existing residential to administrative office use for an educational institution including the following: a) demolition of non-original W/C block to the rear between ground and first floor levels and the associated changes to the rear facade; b) internal works; and c) installation of 2 no. rooflights. All at 78 Leeson Street Lower, Dublin 2, D02 FX94, No. 78 Leeson Street Lower is a protected structure, RPS ref. 4440. 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.

Louth County Council - Sarah Quale, intend to apply for permission for development at Sunhill, Ternoortek, Co. Louth. The development will consist of the following: 1. Construction of a new detached, part two-storey, dwelling. 2. Construction of proposed new garage. 3. Extension to existing driveway and creation of parking area to front of new dwelling. 4. New proprietary wastewater treatment system & percolation area. 5. All associated site works. This planning application 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.

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DUBLIN CITY COUNCIL - Bridget Rutledge, intend to apply for permission for development at the site to the rear of No. 73 Kinvara Road, Glinstarr, Dublin 3. The development will consist of the construction of a new detached part 2-storey/part 1-storey four bedroom house with a side facing 1st floor roof terrace, new front boundary wall to provide access from Hazel Lane, with new vehicular access, 2 no. parking spaces, SUDS drainage, associated site landscaping, hard and soft 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 to the authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

SOUTH DUBLIN COUNTY COUNCIL - Me, Renato Tavares, intend to apply for Permission for Change of Use from Retail Unit to Dental Clinic, make internal alterations including signage and carry out all ancillary site works and associated services at Retail Unit 1, Zenith Building, Block A, Salford Park Avenue, Royal Canal Park, Dublin 15. 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 in relation to the application 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 the authority of the application. The date of receipt by the authority of the 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Wicklow County Council - Anthony Condon, seeks planning permission for the construction of a single storey 3-bedroom dwelling with a wastewater treatment system, new vehicular entrance and ancillary site works at Horsepark Lodge, Ballydoys, Blessington, Co. Wicklow. 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, Wicklow 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 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.