

PLANNING

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 We, DB-TR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV intend to apply to An Bord Pleanála for permission for a Build to Rent Strategic Housing Development at the former 'Bailey Gibson' site, 326-328 South Circular Road, Dublin 8. The application area is c.2.18 hectares, it includes the Bailey Gibson site (1.53 hectares) and 0.646 hectares to accommodate works to facilitate connections to municipal services and works proposed to public roads. The development will consist of; i. the demolition of all buildings and structures on the site, including 9 no. buildings (11,234.42 sq.m GFA) and 1 no. ESB substation (21sq.m) to make way for development of the site; ii. The construction of 416 no. residential units in 5 no. blocks, with a cumulative gross floor area of 31,117 sq.m for the residential component comprising; a. 404 no. apartments in 4 no. blocks (BG1-4) ranging in height from 2 storeys to 16 storeys, over single level basement on part of the site, incorporating 19 no. studio units; 251 no. 1 bed and

134 no. 2 bed, all with private amenity space in the form of balconies; b. 2 no. 2-storey 2-bedroom duplex apartments all with private amenity space in the form of balconies contained in BG3. c. 6 no. 3-storey 3-bedroom triplex apartments all with private amenity space in the form of terraces contained in BG1; d. 4 no. 3-storey 4-bedroom townhouses all with private amenity space in the form of back gardens and 4 no. car parking spaces contained in BG5; iii. The construction of tenant amenities with a cumulative gross floor area of 812 sq.m comprising; in BG1, a concierge office (86 sq.m at ground floor level); in BG2, gymnasium (260 sq.m), combined concierge/marketing/coworking space (191 sq.m) at ground floor and communal living/kitchen (166 sq.m) and residents lounge (29 sq.m) at first floor level; and in BG3, a resident's lounge (24 sq.m) that connects with the communal garden. iv. Provision of 2,618 sq.m of communal open space distributed as follows; in BG1, central courtyard area (774 sq.m) and roof terrace (60 sq.m); in BG2, roof terrace (926 sq.m); in BG3, courtyard (545 sq.m); and in BG4, courtyard (313 sq.m). v. The construction of a childcare facility with a gross floor area of 233 sq.m and associated play areas of 50 sq.m and 3 no. set-down parking spaces; vi. The construction of 164

sq.m of commercial floorspace to facilitate a restaurant/café/bar at ground level in Block BG2 and 224 sq.m of commercial floorspace at ground floor level in Block BG1 to facilitate a range of uses including Class 1 (shop), Class 2 (financial/professional services), Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall); vii. The construction of a single storey ESB sub-station (14 sq.m GFA) and a double ESB sub-station (28 sq.m GFA); viii. Partial realignment and widening of Rehoboth Place to provide a new carriageway width of 5m, enabling fire tender and refuse truck access, and minimum footpath widths of 2m on both sides of the street. ix. At basement level, the provision of 106 no. car parking spaces including 10 no. dedicated disabled parking spaces. 10% of the spaces will be fitted with electric charging points. 12 no. motorcycle spaces will also be provided at basement level. x. At podium level, the provision of 12 no. car parking spaces, including 1 no. disabled parking space (10 no. reserved for car sharing scheme 'Go Car') and 15 no. on street visitor car parking spaces (4 no. of which will be reserved for 'Go Cars'), including 1 no. dedicated disabled parking space, together with 3 no. set down parking spaces for taxis and crèche drop offs and a loading bay to service the commercial units. xi. The provision of 543 no. long-stay bicycle parking spaces, comprising 315 no. spaces at basement level, accessed via a dedicated cycle stairway, and 228 no. spaces at surface level. 84 no. short stay visitor cycle spaces are provided at surface level. xii. Vehicular access will be via Rehoboth Place and vehicular exit will be via the existing access on South Circular Road. Provision of 3 no. pedestrian access points; 1 no. from the South Circular Road; 1 no. from Rehoboth Place; and 1 no. from Rehoboth Avenue. Improvement works to the existing entrance on South Circular Road, removal of existing uncontrolled pedestrian crossing and provision of a new signalised pedestrian crossing is proposed on South Circular Road to facilitate improved access for existing and future residents of the area to bus stops along with improvement to the footpath provision along South Circular Road opposite Rehoboth Place. xiii. All ancillary site development works, plant, waste storage, meter rooms, rooftop solar photovoltaics, landscaping, boundary treatment and lighting. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 - 2022. 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 a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report (EiAR) has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report (EiAR) 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: <https://bg-scr1shd.ie> 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, 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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: (Agent) McCutcheon Halley Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin 7, D07 K271. Date of publication: 25th May 2020

Dún Laoghaire Rathdown County Council Noel and Valerie Quirke intend to apply for permission for development on a site of 0.031 ha at 4 Rocklands, Harbour Road, Dalkey, Co. Dublin. A96 CF76. The proposed development will consist of the construction of 1 no. 2 bed, split level dwelling (approx. 96.8 sqm GFA) at approx. 2.7 m to 5.9 m in height with associated private open space, 1 no. car parking space, bicycle storage, 1 no. PV panel at roof level, bin storage, boundary treatment works and all associated site development and site services works. New gated vehicular and pedestrian access will be provided to the site via Harbour Road, and a new pedestrian access will be provided to the site via Rocklands. 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, Dún 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.

Fingal County Council October Management Limited intend to apply for permission for development at a site of c.0.2ha at the Former Oscar Taylor's Restaurant, Island View Hotel, Coast Road, Malahide, Co. Dublin, K36KT04. The development will consist of minor revisions to the previously permitted development granted under Reg. Ref. F18A/0390 and further revised under Reg. Ref. F19A/0297 to include the following: proposed entrance lobby at ground floor level; alterations and reconfiguration of the permitted penthouse and south and north facing balcony extensions at 3rd floor level; extension to the permitted penthouse at 4th floor level and associated alterations at roof level; alterations to fenestration at ground and 3rd floor levels. The total floor area will increase by c.99sqm. Provision of an ESB meter cabinet, minor alterations/relocation of bicycle storage, provision of one additional parking space and associated site development works and services provision. The remainder of the development is as per previous permissions Reg. Refs: F18A/0390 and F19A/0297. 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.

Wicklow County Council: We, Eir Limited, intend to apply for permission for development at this site Kiltegan Eir Exchange, Kiltegan, Ballyglass, Co. Wicklow. The development will consist of the construction of a 15.07 metre high free standing communications structure with its associated antennae, communication dishes and ground equipment. 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

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 Ardstone Homes Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development at a c.5ha site in the townland of Ballinahinch, Ashford, County Wicklow. The development will consist of the provision of 133 no. residential units comprising 117 no. terraced, detached and semi-detached two storey houses (21 no. two bed units, 48 no. three bed units and 48 no. four bed units); 16 no. duplex apartments in 2 no. three storey blocks (8 no. two bed and 8 no. three bed apartments). The main vehicular access to the development will be provided from the existing roundabout junction at the R764 to the west of the site. Provision for future pedestrian connections to adjoining lands is also proposed at the northern and eastern site boundaries. Existing residential boundaries along the western side of the R764 (including the boundary of Dawn Cottage - a Protected Structure) are proposed to be realigned to provide for a footpath into the centre of Ashford town. Associated upgrades to 2 no. pedestrian crossings are also proposed. Associated infrastructural site and drainage works include foul and surface water drainage, 2 no. attenuation tanks; 263 no. car parking spaces, 4 no. bin and cycle stores, 1 no. bin store, and 2 no. ESB substations. The proposal includes all other landscaping, servicing and associated works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Wicklow County Development Plan 2016-2022 and the Ashford Local Area Plan 2016-2022. 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 a relevant development plan or local area plan 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 Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: www.ashfordplanning.ie. 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, 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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

KILDARE COUNTY COUNCIL - We, Ciaran and Nicola Doherty, intend to apply for permission for development on lands at No. 20 Temple Wood, Carton Demesne, Maynooth, Co. Kildare. The development will consist of the construction of a 523 sq.m two storey, 4-bed detached dwelling, with a terrace at ground floor level and 1 no. balcony at first floor level, attached garage, site entrance, landscaping and all associated site works necessary to facilitate the development. The development will supersede the expired permission on the subject site for a dwelling Reg. Ref. 17/1071 (as well as 16/329, 12/555 and 06/2885). This proposed development is in the vicinity of Carton House, associated out houses, stables, gardens and yards which are protected structures. No works are proposed which directly affect these structures at Carton Demesne, Maynooth, Co. Kildare. 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, Aras 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.

SOUTH DUBLIN COUNTY COUNCIL: Diageo Baileys Global Supply intends to apply for permission for development at Nanor House, New Nanor Road, Gallanstown, Dublin, D12 F726. The development will consist of: 2 no. industrial storage buildings to the west of the main complex: building no. 1 - 460 sqm with a height of 8.8 m; building no. 2 - 244.4 sqm with a height of 7.0 m; all associated site works and utility connections. 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.

DUBLIN CITY COUNCIL Durkan (Davitt Road) Ltd. intend to apply for permission for development on lands (c.0.8266ha) at the Former Dux Factory Site, Davitt Road, Dublin 12, D12C97T. The development will consist of modifications to development previously permitted under Reg. Ref. ABP - 303435-19 (DCC Ref. SHD002/19) at the Former Dux Factory Site, Davitt Road, Dublin 12, D12C97T. The modifications for permission consist of (a) alteration to window format at third and fourth floor level on east and west elevation to provide windows to corridor only; (b) window format altered at sixth floor level of south elevation of Blocks A and B; (c) Balconies and windows removed from eastern elevation of 4no. Apartments at fifth and sixth floor level of Block B due to internal layout requirements related to fire safety; (d) Extension of elevator and lift core within Block A from fourth floor to fifth floor level for fire safety purposes, giving an overall height increase of 3.7m; (e) Communal Lounge extended by 3sqm to connect to extended lift/stair core at fifth floor level; (f) ESB Kiosk (approx. 23.47sqm) at Galtymore Road elevation relocated approximately 6m to the east and redesigned to ESB standards; (g) Bin Store added to internal layout of ESB substation building (Approx. 7.09sqm); (h) Bin Store (Approx. 9.77sqm) added to eastern courtyard; (i) Accessible rest room added to guest room at fifth floor level; (j) Glazed balconies converted to brick at ground floor level of south elevation and east and west internal courtyard elevations; (k) Alteration to glazing at street level of Block B fronting Davitt Road; (l) Alterations to selected balconies (8no.) at third and fifth floor to convert from cladding to glazed treatment; and (m) Unit layouts of apartments 104 and 110 at first and second floor of Block B, fronting Davitt Road, reconfigured to allow sufficient separation distance between proposed balconies and ground floor ESB substation entrance. 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: We, Eir Limited, intend to apply for permission for development at this site Duleek Eir Exchange, Main Street, Duleek, Drogheda, Co. Louth. The development will consist of the construction of a 15.1 metre high free standing communications structure with its associated antennae, communication dishes and ground equipment. 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

Dun Laoghaire Rathdown County Council Planning Permission is sought by April and Conor McClements for extensions and alterations to an existing two storey over basement (three storey in total) semi-detached protected structure comprising the: a) Change of use from a hotel (last time used as a hotel was circa. 2007) to a single family residential dwelling b) Demolition of existing three storey return, retaining walls and shed structures to the rear, c) Construction of a three storey flat roof extension to the rear, d) Elevational alterations which includes for the blocking up of non-original window opes, modification to introduce folding doors at lower ground floor area to the rear, e) Internal alterations which includes for revised layouts and includes for the conservation, repairing, cleaning and making good of all original fabric set out in the conservation report, f) A new 3500mm vehicular entrance to the rear boundary wall accessed from the rear lane (Mariner's Court), and g) All associated site & landscaping works. The proposed works result in a reduction in floor area from 293 sq.m. to 290 sq.m at 4 Haigh Terrace, Dun Laoghaire, Co. Dublin (A protected Structure RPS Ref No.823). 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.

Meath County Council: We, Eir Limited, intend to apply for permission for development at this site Duleek Eir Exchange, Main Street, Duleek, Drogheda, Co. Louth. The development will consist of the construction of a 15.1 metre high free standing communications structure with its associated antennae, communication dishes and ground equipment. 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

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