

PLANNING

DUBLIN CITY COUNCIL: CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR DR1 Fund, intend to apply for a ten-year permission, for a Large-Scale Residential Development (LRD) on Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application boundary is a site of c. 8.7ha, with a developable area of c. 8.25ha. The application site contains a number of Protected Structures including The Main College Building (also referred to as The Seminary Building) (RPS Ref. 1901), Holy Cross Church (also referred to as Holy Cross Chapel) (RPS Ref. 1901), South Link Building (RPS Ref. 1901), The Assembly Hall (RPS Ref. 1901), and The Ambulatory (RPS Ref. 1901). The site is bounded by Drumcondra Road Lower and the Archbishops House (a Protected Structure, RPS Ref. 2361) to the West, Clonliffe Road to the South, the Red House (a Protected Structure, RPS Ref. 1902 & National Monument Ref. DU018-019001), the Cornmill Apartments and Belvedere College Rugby Grounds to the East and by the Tolka River to the North. The proposed development will consist of: 1. Demolition of a number of former office/college buildings on site, including the New Wing and Library Wing Buildings which are non-original/late 20th century addition, (total demolition of c. 6,327 sq.m) and the construction of a residential development with a gross floor area (GFA) of c. 106,181 sq.m (including existing buildings and excluding basement and podium areas) set out in 12 no. new residential blocks, ranging in height from 3 to 13 storeys, and re-use of 1 no. existing building, to accommodate 1,131 no. apartments, with associated residential tenant amenity, 1 no. retail unit, 1 no. crèche and re-use of existing buildings for community/cultural use. The site will accommodate a total of 382 no. car parking spaces and 2,619 no. bicycle parking spaces in separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces. 2. The residential buildings range in height from 2-storeys to 13-storeys, accommodating 1,131 no. apartments comprising 268 no. studios, 282 no. 1-bed units, 392 no. 2-bed units (2 no. 2-bed (3P) & 390 no. 2-bed (4P)), 132 no. 3-bed units and 57 no. 4-bed units. The breakdown of residential accommodation is as follows: Block A1 is a 4 to 8 storey building, including setbacks and balconies, accommodating 234 no. units (47 no. studios, 98 no. 1-bed units, 56 no. 2-bed (4P), 25 no. 3-bed units and 8 no. 4-bed units); Block A2 is a 7 to 9 storey building, including setbacks and balconies, accommodating 68 no. units; (23 no. studios, 8 no. 1-bed units, 37 no. 2-bed (4P)); Block A3 is an 8 to 10 storey building, including setbacks and balconies, accommodating 79 no. units; (26 no. studios, 9 no. 1-bed units, 44 no. 2-bed (4P)); Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 97 no. units; (29 no. studios, 38 no. 2-bed (4P), 18 no. 3-bed units, 12 no. 4-bed units); Block B1 is a 5 to 7 storey building, including setbacks and balconies, accommodating 69 no. units; (5 no. studios, 15 no. 1-bed units, 26 no. 2-bed (4P), 10 no. 3-bed units, 13 no. 4-bed units); Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 37 no. units; (2 no. studios, 5 no. 1-bed units, 16 no. 2-bed (4P), 13 no. 3-bed units, 1 no. 4-bed units); Block B3 is a 6 to 10 storey building, including setbacks and balconies, accommodating 92 no. units; (16 no. studios, 25 no. 1-bed units, 45 no. 2-bed (4P), 6 no. 3-bed units); Block B4 is a 4 to 6 storey building, including setbacks and balconies, accommodating 53 no. units; (10 no. studios, 17 no. 1-bed units, 10 no. 2-bed (4P), 6 no. 3-bed units, 10 no. 4-bed units); Block C1A is a 5 to 6 storey building, including setbacks and balconies, accommodating 47 no. units; (18 no. studios, 7 no. 1-bed units, 10 no. 2-bed (4P), 12 no. 3-bed units); Block C1B is a 6 to 8 storey building, including setbacks and balconies, accommodating 66 no. units; (15 no. studios, 8 no. 1-bed units, 35 no. 2-bed (4P), 8 no. 3-bed units); Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 88 no. units; (43 no. studios, 8 no. 1-bed units, 2 no. 2-bed (3P), 18 no. 2-bed (4P), 7 no. 3-bed units, 10 no. 4-bed units); Block D2 is a 3 to 7 storey building, including setbacks and balconies, accommodating 145 no. units; (14 no. studios, 48 no. 1-bed units, 53 no. 2-bed (4P), 27 no. 3-bed units, 3 no. 4-bed units); The Seminary Building and South Link Building (Block E2) are existing Protected Structures of 2 to 4 storeys, with a proposed conversion of both buildings to accommodate 56 no. residential units (20 no. studios, 34 no. 1-bed units, 2 no. 2-bed (4P)); and Residential Tenant Amenity Space is provided throughout the scheme in Blocks A4, B1 and D2, totalling c. 1,989 sq.m and Communal Open Space is provided adjacent each block and at roof level on Blocks A1, A2, A3 & A4, totalling c. 10,323 sq.m. 3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory (RPS Ref. 1901). The application proposes the renovation of the Seminary Building and South Link Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as community/cultural uses. The wider Holy Cross College lands also include The Red House (RPS Ref. 1902) and the Archbishop's House (RPS Ref. 2361) - these are not included in the application boundary and no works are proposed to these Protected Structures, with the exception of adjacent landscaping and the proposed works to the Drumcondra Road boundary wall, which is inscribed under the Protected Structure of the Archbishop's House as noted below. The works to the Protected Structures within the application site include: The Seminary Building (RPS Ref. 1901): The works include the careful refurbishment and alteration of the existing 4-storey Seminary Building to provide residential accommodation. It is proposed that an existing adjacent element of the structure, the Library Wing on the northern elevation of the Seminary and the connecting corridors to the Seminary, will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from this wing will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building, where possible. The projecting WC blocks (modern addition to overall structure) to the rear (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rear of the plan; The South Link Building (RPS Ref. 1901): The South Link Building consists of a 2-storey stone and render block, with slate roof and belcote between Holy Cross Chapel and The Seminary Building; this building will be conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of 2 no. apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel; Holy Cross Chapel (RPS Ref. 1901): Holy Cross Chapel is retained and restored as a community/cultural space. External alterations include a new metal door and interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The Assembly Hall (RPS Ref. 1901): The Assembly Hall comprises a 2-storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a community/cultural space as a part of the proposal; Existing doors and windows are retained and repaired. The existing Oratory located in the New Wing Building, will be relocated to within the Assembly Hall; The Ambulatory (RPS Ref. 1901): All of the above referenced buildings are linked by a cloister colonnade (i.e. the Ambulatory) around two sides of a central garden; there is a part section of the colonnade on the North side (as referred to as 'and the single storey arcade forming northern perimeter of college quadrangle' on the RPS listing) and an indented (enclosed) section directly outside Holy Cross Chapel; the fourth (east) side is completed by the rear elevation of The Seminary Building. The Ambulatory will be retained as part of the proposed development. The Cloister Garden will be restored and conserved as a part of the project for circulation, amenity and community/cultural use. The courtyard garden will be re-designed and re-planted as a part of the scheme; and Drumcondra Road Boundary Wall Entrance (Inscribed under Archbishop's House, RPS Ref. 2361): The existing entrance gates and the adjoining walls are part of the Archbishop's House Protected Structure. It is proposed to salvage and reuse, the existing stone gate pier to the south and reconstruct this pier in a new location further to the south, widening the gate opening in this location. This will involve the taking down of a small portion of the stone boundary wall. 4. Extensive areas of public open space of c. 23,842 sq.m or c. 29.89% of the site is provided for, including woodland walk, central seminary lawn, games area, and playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting. 5. Non-residential uses include a crèche of c. 587 sq.m in Block A4 (with an external play area of 160 sq.m) and 1 no. retail unit of c. 306 sq.m in Block A1. The scheme includes for the renovation and reuse of the former Holy Cross Chapel and Assembly Hall buildings (c. 2,048 sq.m) and part of the Ambulatory and Cloister Garden (c. 1,952 sq.m) for use as community/cultural uses. 6. The site will accommodate a total of 382 no. car parking spaces (345 no. for residents and 41 no. for visitors/accessible use/car club) and 2,619 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,981 no. for residents and 638 no. for visitor/staff) in separate basement/podium areas and at surface level. It includes for a single level basement under Blocks B2, B3 & C1, containing 50 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities, a single level basement and podium parking under Block D2 containing 136 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities and a part podium level basement, part single level basement/part podium under Block A1, containing 155 no. car spaces, cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 1,646 no. resident's bicycle stores are provided at basement/podium/ground level within the blocks, and the remaining 240 no. spaces are located proximate to residential buildings in external bike stores. In addition, 41 no. car parking spaces are located at surface level to include visitor, accessible, EV, car club and 4 no. Block D resident spaces, as well as 638 no. short stay bicycle parking spaces. The scheme also includes for 2 no. mobility hubs located at the ground floor of Block A1 and D2. 7. The site is accessed by vehicles, cyclists and pedestrians from a widened existing entrance on Clonliffe Road, at the junction with Jones's Road (which is already permitted as part of the under construction hotel - DCC Reg. Ref. 2935/20 and ABP Reg. Ref. 308193), and through the widening and reopening of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access. There is no vehicular access through the site for the public or occupants of the sites, other than for maintenance and operations. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. A relocated entrance to the Archbishop's House through the site is provided on the northern boundary of the Archbishop's House. 8. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, ESB Substations, solar PV panels at roof level on all residential blocks (excluding The Seminary Building (E2)), and all associated and ancillary works, including site development works above and below ground including site drainage and infrastructure. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The LRD planning application, and Environmental Impact Assessment Report, 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.). The LRD application, and Environmental Impact Assessment Report, may also be inspected online at the following website set up by the applicant: www.holycrosscollegelrd.ie. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the 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.

KILKENNY COUNTY COUNCIL We, BNRG Rosehill Limited intend to apply for permission for development at this site in the townlands of Castleblunden, Drakeland Middle, Clonmorran, Mortgagefields, Poulgour, Wetland and Archersleas, Co. Kilkenny. The development will consist of planning permission for a period of 10 years to construct and complete a solar PV energy development, battery storage and grid route with a total site area of 25.1 hectares, comprising of the construction of PV panels mounted on metal frames, MV Power Stations, substation, batteries, MV stations, new access tracks, underground cabling and ducting, perimeter fencing with CCTV cameras and access gates, a temporary construction compound, 10kV underground cabling connecting the solar farm to the existing Rosehill 38kV substation, and all ancillary grid infrastructure and associated works. The proposed development consists of works within the curtilage of Protected Structures Ref. C1000, C1002 and C330. The development would be operational for 40 years. A Natura Impact Statement (NIS) has been prepared in respect of this application. The planning application and Natura Impact Statement (NIS) may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning 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 planning 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 - Kavco CL Project Limited, intend to apply for planning for a residential development on lands at Le Rondini, Carr's Lane, Belcamp, Dublin 17, D17 DY20. The proposed development will consist of the demolition of the existing single storey, detached dwelling, known as Le Rondini, and the construction of 55 no. residential units (43 no. houses and 12 no. duplex units), all of which will be provided as follows: (a) 43 no. houses (35 no. 3-bed houses and 8 no. 4-bed houses end-terraced and mid-terraced houses, all two storeys in height, with external bin stores and bike stores to the rear; (b) 12 no. duplex units comprising of 6 no. 2-bed/3 person units at ground level and 6 no. 3-bed units over first and second floor levels, in a building three storeys in height, and all units provided with private balconies/terraces, with a detached single storey communal bin store and bike store (c) 1 no. detached ESB substation; (d) a total of 52 no. car parking spaces at surface level; bicycle parking; (e) Reduction in height of the existing stone wall to the front of the property and modifications to the existing vehicular access from Carr's Lane; footpaths, including pedestrian connection into the adjoining Saint Douglagh's Oaks to the east; landscaping including play equipment; boundary treatments; and public lighting; and all associated engineering and site works necessary 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 the Planning Authority during its public opening hours, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application.

MEATH COUNTY COUNCIL: We, Fayways Limited - T/A Trim Castle Hotel, intend to apply for planning permission for development at Trim Castle Hotel, Castle Street, Trim, Co. Meath. The development will consist of: Alterations and an extension to the third floor of the existing hotel to provide for a new spa with outdoor thermal area as follows: (i) removal of 2 no. bedrooms at 3rd floor level to provide a spa / thermal area (244 sq.m) including elevational alterations as necessary, (ii) provision of a spa reception area, 3 no. changing rooms and lockers, 1 no. guest WC, 1 no. accessible WC, a Rasul (heat experience) with accompanying shower in the anti-chamber; (iii) extension of the spa / thermal facilities out to the Rooftop terrace (156 sq.m) at the same level to the east of the existing hotel to provide an outdoor thermal experience with a sauna, plant room, hydrotherapy pool, hot tubs, cold plunge pool, 2 no. showers, and 4 no. seaweed baths; and (iv) all other associated engineering works, drainage, landscaping, lighting, and ancillary works necessary 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 the Planning Authority during its public opening hours, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application.

KILDARE COUNTY COUNCIL We, Dancing Lion Ltd., intend to apply for permission for development at this site Block 3, Link Business Park, Naas Road, Kilcullen, Co. Kildare, R56 PK76. The development will consist of the removal of an existing pedestrian entrance and the insertion of a roller shutter door approximately 4.00m wide x 5.00m high all in the Front (South East) Elevation. 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 Cian Smith & Lucy Connolly intend to apply for planning permission to create a vehicular access to the front garden of 88 Wilfield Road, Sandymount, Dublin 4. Including the partial removal of the front boundary railings & plinth, & provision of new gates and associated 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 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.

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TELEPHONE 01-499 3414 OR EMAIL: legal@thestar.ie

Tipperary County Council We, O'Ceallaigh Westfield Ltd., intend to apply for permission for development at this site at Brittas Road, Thurles, Co. Tipperary. The development will consist of The construction of 52no. residential dwelling units comprising of 3no. house-type G (4bed 7person two-storey semi-detached house), 15no. house-type H (3bed 5person two-storey semi-detached house), 18no. house-type K (3bed 5person two-storey semi-detached / terraced house), and 2no. two-storey duplex blocks, Block C & Block D, comprising each of 4no. duplex-type A (2bed 3person unit) at ground floor level, and 4no. duplex-type B (1bed 2person unit) at first floor level. The application also seeks permission for new vehicular entrance to the site from Brittas Rd, local roads and footpaths, resident and visitor parking, bicycle parking, 1no. external communal bin store, site landscaping and amenity areas, boundary treatments, lighting, drainage, and all associated site works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, 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.

LOUTH COUNTY COUNCIL - NOTICE OF LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) APPLICATION TO LOUTH COUNTY COUNCIL - We, Westdalk (ROI) Ltd., intend to apply for permission for development at Cois Faraige, Old Golf Links Road, Blackrock, Dundalk, Co. Louth. The development will consist of proposed modifications to the previously permitted Strategic Housing Development (SHD) (158 no. units permitted under Refs. ABP-303253-18 and extended under Reg. Ref. 23406, and under construction) which includes the proposed relocation to the east of a previously permitted western open space area and the proposed relocation to the west of 4 no. previously permitted 3-bed two storey semi-detached houses (Nos. 69-72), with revised 3-bed two storey semi-detached house types in this new location with associated car parking, landscaping and boundary treatment modifications to accommodate this relocation, and all associated site works necessary to facilitate the development. 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. The application may also be inspected online at the following website set up by the applicant: www.coisfaraigeblackrock.com/lrd A submission or observation in relation to the application may be made to the Authority in writing within the period of 5 weeks from the date of receipt by the Authority of the application and on payment of the prescribed fee of €20.

Fingal County Council. Planning Permission is sought by MKH PS Holdings Limited for the following:- (i) Renovations and extensions to the existing single storey dwelling to include (a) new single storey extension to the rear and (b) modifications and extension to roof including new attic storey with associated dormer windows to front and rear and skylights to side elevations, and (c) demolition of single storey extensions to rear and side (east) of existing house, and shed to rear; (ii) Two semi detached dormer bungalows (169 sq.m. each) to the rear, (iii) widening of entrance from Howth Road to provide shared access to existing house and access road to bungalows to rear, and (iii) all site works associated with same, including boundary treatments, attenuation, solar panels, water conservation measures, foul drainage, and landscaping, all at 35 Howth Road, Sutton, Dublin 13, D13 H2T9. 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 that 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 five weeks beginning on the date of receipt by the authority of the application.

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KILDARE COUNTY COUNCIL I Derek Merrins intend to apply to Kildare County Council for planning permission for the construction of 2 no. 4 bedroom storey and a half dwellings, new access lane off entrance previously granted under planning ref: 2460190 (currently under construction) diversion and connection to existing foul sewer traversing site, boundary treatments, landscaping and all associated site works at site to side/rear of 26 Fair Green, Dunmurray Road, Kildare Town, 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 the planning authority during its public opening hours and that 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. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Dun Laoghaire Rathdown County Council: Permission and Retention Permission is sought as follows: Permission for: 1. Demolish single storey side (west) extension and construct single storey extension to side. 2. Demolish existing dormer to front and construct upper floor dormers to front (north) and rear (south). 3. New rooflights to front and rear. 4. Alteration of front, side and rear facade window arrangement with wider and adjusted openings. 5. Raised patio to front (north). Retention Permission for: 1. Single storey extension to side (west) and conversion of part existing house for Granny flat use. 2. Septech 2000 sewage treatment plant and percolation area at Springfield House, Glenamuck Road, Carrickmines, Dublin 18, D18TY04 for Clodagh O'Leary. 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 or 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.

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