





PLANNING NOTICES

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 for permission for a Strategic Housing Development at Dundrum Retail Limited (Partnership) intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site (3.333584), incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre (D14K317) and adjacent properties to the west of Main Street, Dundrum, Dublin 14 (including former Motley's Hardware (D14A250), 8 Main Street (D14W1W1), 15A Main Street (D14A7P78), 15 Main Street (D14F332), 13 Main Street (D14P2X8), 13A Main Street (D14A0Y0), 4 Glenville Terrace (D14E2N1), 3 Glenville Terrace (D14F6P9), 2 Glenville Terrace (D14E6N3), 1 Glenville Terrace (D14F7N6), and former Post Office Joe Day Cycles (D14V8K3)). The site excludes 16/17 Main Street (D14H0C9) and 11 Main Street (D14Y2N6). Permission is sought for a period of 8 years to complete with the construction programme. The application site is bounded by Dundrum Main Street to the east and north (including its extension connecting to Dundrum By-pass), Dundrum By-pass to the west, Ballinlough Road/Dun Marinnon Bridge to the south and bounded by Holy Cross Church (Protected Structure RPS No. 1129) and Parochial House (Proposed Protected Structures RPS No. 2095) to the southeast. The site extends to include public roads, footpaths on Main Street and Dundrum By-pass and paths within Sweetnam's Park public open space to accommodate a new pedestrian/cycle bridge over Dundrum Bypass. The development will consist of a total gross floor area (GFA) of 88,442.8sqm comprising 881 apartments and ancillary accommodation totalling 53,985.2sqm GFA, and 4,458.7sqm of non-residential uses. The proposed development is laid out in 11 blocks across 4 zones as follows: Zone 1 (29,965.2sqm GFA). This zone comprises Blocks 1A, B and 1C ranging from 5 storey to 11 storey Main Street (Block 1C) to 10-16 storeys on Dundrum By-pass and establishing a landmark 16 storey building at the northernmost point of the site. This zone will comprise 292no. apartments with a total residential gross floor area of 27,565.3sqm (comprising 1no. studio, 115no. 1 bed, 19no. 2 bed 3 person, 134no. 2 bed 4 person and 23no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space above podium level and there are 4no. communal roof garden terraces on Blocks 1A, 1B and 1C. Non-residential uses in Zone 1 (2,999.9sqm) comprises: 1no. retail unit (330.2sqm), a retail foodstore (2,028.1sqm), and other ancillary accommodation (41.5sqm). The area below podium includes 52no. car parking spaces, 2no. motorcycle spaces and 525no. bicycle spaces. Zone 2 (23,127.8sqm GFA). This zone comprises Blocks 2A, 2B and 2C ranging from 5 storeys on Main Street (Block 2C) to 9-12 storeys to the rear on Dundrum By-pass. This zone will comprise 239no. apartments with a total residential gross floor area of 22,624.0sqm (comprising 87no. 1 bed, 40no. 2 bed 3 person, 85no. 2 bed 4 person and 27no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there are 3no. communal roof garden terraces on Blocks 2A and 2B. Non-residential uses in Zone 2 (503.8sqm) comprises 4no. retail units (482.8sqm) on Main Street and other ancillary accommodation (21.2sqm). The area below podium includes 112no. car parking spaces, 3no. motorcycle spaces and 3,89no. bicycle spaces. Zone 4 (13,196.2sqm GFA). This zone comprises Blocks 4B ranging from 3 to 5 storeys on Main Street (with 6 storeys to internal street) and Block 4A ranging from 8 to 10 storeys to the rear on Dundrum By-pass. This zone will comprise 128no. apartments with a total residential gross floor area of 12,049.0sqm (comprising 58no. 1 bed, 55no. 2 bed 4 person and 13no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there is a communal roof garden space on Block 4A. Non-residential uses in Zone 4 (1,147.2sqm) comprises 3no. retail/commercial units (565.1sqm), 3no. cafe/restaurant units (236.3sqm) and a creche (523.1sqm) with associated enclosed outdoor play area addressing Main Street and Church Square and other ancillary accommodation (22.7sqm). The area below podium includes 65no. car parking spaces, 3no. motorcycle spaces and 247no. bicycle spaces. A revised entrance arrangement to existing basement of No.16/17 Main Street is provided as part of Block 4B. The development includes a new public street running on a north-south axis through the site and a series of new public spaces located between the 4 zones and which facilitate new street connections to Main Street. In addition, a new public open space known as "Church Square" (c.0.2ha) is proposed to the rear of Holy Cross Church and will integrate with the lower ground floor Parish Pastoral Centre. Church Square will be connected via a new stairs and lift to Ballinlough Road and via stairs to the Dundrum Bypass. A new east-west pedestrian/cycle linkage is proposed linking Main Street to Sweetnam's Park located on the western side of Dundrum Bypass via a new pedestrian/cycle bridge. The proposed development involves closure of existing vehicular access to the old shopping centre on Main Street and entrance to carpark at rear of former Motley's hardware immediately north of the Parochial House. 3no. vehicular access/egress points will be provided on Dundrum Bypass which serve an internal access road, service/loading areas and basement parking areas. A total of 375no. car parking spaces, 17no. motorcycle parking spaces and 1,500 bicycle parking spaces are proposed. The lower ground floor car parking area has a vehicular link under Ballinlough Road / Dun Marinnon Bridge to connection to Dundrum Town Centre basement car parking area. New/upgraded pedestrian crossings are proposed on Main Street at the entrance to Dundrum Linn station adjacent to Usher House and on Ballinlough Road connecting to Pembroke District. Permission is also sought for demolition of all existing buildings on site (excluding No. s 1-3 Glenville Terrace), upgrading of footpaths, pedestrian crossings, foul and surface water drainage infrastructure, compostatory food storage and flood mitigation measures, signage and all associated site and development works. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. 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 (EIA/R) and Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The application together with an Environmental Impact Assessment Report 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 An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.dundrumvillage.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) (except for certain prescribed bodies) make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie 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 a European site, as the case may be, of the proposed development. 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 refuse to 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: 01-85581100). 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: Ray Ryan (Agent) BMA Planning, Tancy Hall, Eglinton Terrace, Dundrum, Dublin 14. Date of publication: 04/04/2022

Westmeath County Council Marina Quarter Limited, intend to apply for permission for development at this site of c.6.5ha on lands located at Commandry, Athlone, Co. Westmeath. The site is generally bounded to the north, east and west by agricultural fields in the townland of Commandry, to the south by open space and the existing Drumacrom residential estate and to the south east by a section of the link road connecting with the roundabout onto the Ballymahon Road (NS5). The development will consist of the following: • Construction of 99 no. 2-3 storey semi-detached and terraced houses and 3 storey apartment/ duplex units comprising 4 no. 2 bed houses, 45 no. 3 bed houses, 26 no. 4 bed houses (ranging in size from c./78sqm-174sqm each), 12 no. 2 bed duplexes and 12 no. 3 bed duplexes (ranging in size from c.84sqm-c.121sqm each) with associated private gardens and east/west facing terraces; • Permission is also being sought for 1 no. 2 storey childcare facility totalling c.66sqm in area with associated car parking serving 19 no. spaces; • All pedestrian and vehicular access roads and footpaths including a section of the planned east/west distributor road connecting to the existing Drumacrom Estate Road to the south east of the site; • All associated site development works, services provision, drainage works, residential open space (c.0.3ha) and public open space (c.0.97ha), landscaping, boundary treatment works, public lighting; 2 no. esb substation cabinets, bin stores, car and bicycle parking provision; • The proposed development proposes to replace a portion of development permitted under WCC Ref. 14/1703 / ABP Ref. PL25244826 to the south of the east/west link road for 28 no. permitted dwelling units comprising 2 no. 2 bed houses, 10 no. 3 bed houses and 16 no. 4 bed houses, residential open space, access roads and a creche; • This development will form part of a large/interim phase of the development. A Natura Impact Statement (NIS) has been submitted to the planning authority with the application. The planning application and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the Offices of the Planning Authority Aars an Chionnra, Millinghar during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority at the above office 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.

**TO PLACE A  
LEGAL OR PLANNING NOTICE  
TELEPHONE 01-499 3414  
OR EMAIL: legal@thestar.ie**

South Dublin County Council - We Loreal Trading Ltd intend to apply for permission for a residential development on a site of 0.57ha at Muldowery's Pub, Main Street, Rathcoole, Co. Dublin. The residential development will consist of (a) the demolition of some of the existing structures on site to include a portion of an existing rubble wall, the rear extension of an existing cottage, existing structures, storeerooms, and sheds to the west and north of Muldowery's Pub. (b) The reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 no. 2-bedroom units. (c) The reconfiguration and renovation of Muldowery's Pub and storage yard. (d) The construction of 21 residential units within 2 no. 3-storey blocks to the rear and side of Muldowery's Pub as follows: Block A will provide 6 no. 1-bedroom units, giving a total of 6 no. apartments in this building. Block B will provide for a mix of 3 no. 1-bedroom and 12 no. 2-bedroom units, giving a total of 15 units within this block. Communal open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowery's Pub. Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development. The 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. A submission or observation may be made in writing to South Dublin County Council 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.

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 for permission for a Strategic Housing Development at the Lord Mayor's Public House, Main Street, Swords, Co. Dublin (K67V8N4). The development will consist of the following: (i) demolition of the existing 1.3 storey public house, restaurant, office/ence and associated storage buildings (totalling 1,197sqm) and removal of associated surface car park; (ii) construction of a residential development of 146 no. apartments (69 no. one-bedroom, 68 no. two-bedroom and 9 no. three-bedroom) in 4 no. blocks (ranging in height from four to six storeys over basement level) as follows: - Block A containing 15 no. apartments (3 no. one bedroom, 9 no. two bedroom and 3 no. three-bedroom) and measuring four storeys in height; - Block B containing 41 no. apartments (23 no. one bedroom, 17 no. two bedroom and 1 no. three bedroom) and measuring part-five part-six storeys in height; - Block C containing 54 no. apartments (33 no. one bedroom, 16 no. two bedroom and 5 no. three bedroom) and measuring part-five part-six storeys in height; and - Block D containing 36 no. apartments (10 no. one bedroom and 26 no. two bedroom) and measuring part-four part-five storeys in height. (ii) all apartments will have direct access to an area of private amenity space in the form of a terrace/balcony, and will have shared access to internal communal amenities including a gym (211sqm), communal store rooms (158sqm) and a cinema/playroom (89sqm), 3,551sqm of external communal amenity space and 2,041sqm of public open space; (iii) provision of (9) no. vehicular parking spaces (including 5 no. mobility parking spaces, 5 no. car-share spaces and 11 no. electric charging spaces), 6 no. set-down parking spaces and 352 no. bicycle parking spaces (at basement level accessible via new vehicular access from Church Road, A and B; and 1 no. childcare facility (424sqm) located within the basement level of Block C; (v) removal of existing culverts, installation of new culverts to facilitate pedestrian/vehicular access and diversion of the Glabe Stream on site; and; (vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths, provision of surface level bicycle parking (56 no. spaces), bin storage, foul and surface water drainage, green roofs, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura impact statement has been prepared in respect of the proposed development. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant county development plan and local area plan. 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.lordmayorspub.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 or online at www.pleanala.ie 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 refuse to 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: 01-85581100). 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: Kevin Hughes (Agent), Hughes Planning and Development Consultants Date of publication 4th April 2022

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 for permission for a Strategic Housing Development at Harfield Place, Swords Road, Whitehall, Dublin 9. The site is bound to the west by Swords Road, to the south by Highfield Hospital, to the north by vacant land and GAA pitches, and to the east by Beechboro Nursing Home. To facilitate water services and road infrastructure connections/ upgrades the application site red line extends to include a portion of Swords Road (including junctions with Veeragh Road and Collins Avenue), High Park and Grace Park Road (including junctions with Grace Park Heights and Ston Hill Road). The proposed development will consist of the construction of 7 no. apartment blocks, ranging in height up to 8 storeys (over single level basement). This will provide 472 no. residential units (comprising 32 no. studios, 198 no. 1 beds, 233 no. 2 beds, and 9 no. 3 beds). All with associated private balconies/terraces to the north/south/east/west elevations. A creche (c.445.76sqm), a café unit (c.99sqm), and internal residential amenity space (c.511sqm), providing a sun lounge, gym, screening room, lounge, and meeting rooms, will also be provided. The proposed development will include 337 no. car parking spaces, 982 no. cycle parking spaces, and 14 no. motorcycle spaces at basement/interior levels, public open spaces, and communal open spaces at ground and roof levels. Vehicular access from Swords Road will be provided with associated works/upgrades to the existing public road network (junctions, bus lane and footpath network) to facilitate same. Two pedestrian/cyclist only access are provided from the Swords Road as well as a separate pedestrian and cyclist access to the south/west which also facilitates emergency vehicular access. The application will include for all development works, landscaping, ESB substations, plant areas, bin storage, surface water attenuation, and site services required to facilitate the proposed development. Upgrades to the Irish Water network to facilitate the development are also proposed. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. 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 has been prepared in respect of the proposed development. The application together with an Environmental Impact Assessment Report 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: www.harfieldshale.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 or online at www.pleanala.ie 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. 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 refuse to 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: 01-85581100). 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: Brenda Bartelty (agent), McGill Planning Ltd., 22 Wicklow Street, Dublin 2 Date of publication 4th April 2022

**TO PLACE A  
LEGAL OR PLANNING NOTICE  
TELEPHONE 01-499 3414  
OR EMAIL: legal@thestar.ie**

DUBLIN CITY COUNCIL 1. Demna Smithers intend to apply for permission for development at 45 Old Kilmaham, Dublin 8, Old P3YR. The development consists of the change of use to cafe/restaurant for the sale of hot and cold food on and off the premises, the construction of a single storey side and rear extension at ground floor level, alterations to the existing roof including the insertion of roof lights, internal changes, signage and all ancillary 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, 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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SOUTH DUBLIN COUNTY COUNCIL Padraig Thornton Waste Disposal Ltd. Va Thornton Recycling Intends to apply for permission for an existing building of 15925 m2 at 5188, Gratts Crescent, Greenogue Business Park, Rathcoole Co. Dublin, D24 N197, which is currently not in use. The proposed use of this building is intended as a recycling facility and this use will be subject to a separate application for planning permission. This planning 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, County Hall, Tallaght, Dublin 24, D24 A3XC during its public opening hours of 9am - 4pm, Monday to Friday. A submission or observation in relation to the application may be made to South Dublin County Council in writing on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

Louth County Council, Vantage Towers Ltd intend to apply for permission to remove an existing 16 metre high floodlight and to erect a 24m high monopole telecommunications support structure together with antennae, dishes, mounted floodlights and associated telecommunications equipment with security fencing at Glenmur Park United Football Club, Rockfield Court, Hoey's Lane, Dundalk, Co. Louth. A91 VY2R 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.