

**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 We, CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund intend to apply to An Bord Pleanála for permission for a part Build to Rent and part Build to Sell Strategic Housing Development, on a site of approx. 5.5 hectares, including: i. the Bailey Gibson site (1.53ha) at 326-328 South Circular Road, Dublin 8, owned by the Applicant and where it is proposed to develop inter-alia blocks BG1-BG5; ii. part of the Player Wills site (0.69ha) at South Circular Road, Dublin 8 owned by the Applicant which is included to facilitate the development of part of the proposed public park and drainage works; iii. Dublin City Council (DCC) owned lands (2.83ha) (the Boys Brigade pitch and part of St. Teresa's Gardens, Donore Avenue, Dublin 8) to the east and northeast of the Bailey Gibson site where it is proposed to develop a multi-purpose play pitch, a public park, a playground and a new street network; and, iv. the balance (0.45ha) of the application area is to facilitate connections to municipal services and improvement works to public roads and footpaths at Rehoboth Place, Rehoboth Avenue, South Circular Road and Donore Avenue, Dublin 8. The development will consist of: i. the demolition of buildings and structures on the Bailey Gibson 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 proposed residential blocks. The demolition of the 2 existing structures on the St. Teresa's Garden site has been permitted under the extant DCC Part 8 planning permission (Reg.Ref: 2475/18); ii. the construction of 345 no. residential units with a cumulative gross floor area of 25,521 sq.m distributed across 5 blocks (BG 1-5) all contained within the Bailey Gibson site, comprising: (a) BG1 (Build to Rent), ranging in height from 2-7 storeys incorporating 151 units comprised of 28 studios, 108 no. 1-bed, 10 no. 2-bed and 5 no. 3-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (b) BG2 (Build to Rent), ranging in height from 2-7 storeys, incorporating 89 units comprised of 44 no. 1-bed and 45 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (c) BG3 (Build to Rent), ranging from 3-5 storeys, incorporating 52 units comprised of 5 no. studios, 30 no. 1-bed and 17 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (d) In BG4 (Build to Sell), ranging from 3-4 storeys in height, incorporating 49 units comprised of 15 no. 1 bed and 34 no. 2 bed units all with private amenity space in the form of balconies and ground floor terraces. (e) BG5 (Build to Sell), 3 storeys in height, incorporating 4 no. 4-bedroom townhouses all with private amenity space in the form of back gardens and 1 no. on curtilage car parking space per dwelling; iii. the construction of resident support facilities, services and amenities with a cumulative gross floor area of 1,189 sq.m comprising: (a) In BG1, a lobby/concierge office (104 sq.m at ground floor level) and recycling/waste areas (combined 47 sq.m); (b) In BG2, a gymnasium (262 sq.m), a lobby/concierge (111 sq.m) combined marketing/coworking space (96 sq.m) and a communal kitchen/living area including circulation (262 sq.m), residents lounge (29 sq.m), storage (175 sq.m) and a recycling/waste area (65 sq.m); and, (c) In BG3, a lobby (22 sq.m) and a recycling/waste area (16 sq.m). iv. 2,526 sq.m of communal open space distributed as follows; in BG1, (775 sq.m); in BG3, (527 sq.m); and in BG4, (315 sq.m) all in the form of courtyards with a podium level terrace included in BG2 (909 sq.m); v. 21,746 sq.m of public open space distributed as follows; (a) A multi-purpose play pitch within DCC lands to the northeast of the application area (12,344 sq.m); (b) A public boulevard, 'St. Teresa's Boulevard', to the south of the proposed pitch (2,645 sq.m); (a) A public park, incorporating a playground 'St. Teresa's Playground' and surrounding amenity space to the north of the proposed pitch (2,155 sq.m); (b) A public park ('Players Park') to the east of the Bailey Gibson site (4,182 sq.m); and, (c) A public plaza ('Rehoboth Plaza') at the entrance to the Bailey Gibson site (420 sq.m); vi. the construction of a childcare facility in BG1 with a gross floor area of 347 sq.m and play areas, combined 84.8 sq.m; vii. the construction of a combined 773 sq.m of commercial floorspace as follows; (a) In BG1, 2 commercial units (82 sq.m and 240 sq.m respectively) 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); (b) In BG2, 163 sq.m of commercial floorspace to facilitate a restaurant/café/bar at ground level and at basement level 288 sq.m of bulky item storage for tenants; viii. the provision of 88 residents car parking spaces at basement level including 10 disabled parking spaces and 36 spaces fitted with electric charging points. 12 motorcycle spaces will also be provided at basement level. ix. the provision of 11 resident's car parking spaces at podium level, including 1 disabled parking space and 10 reserved for a car sharing scheme, 'Go Car' or similar; x. 15 on street visitor car parking spaces (4 of which will be reserved for a car sharing scheme, 'Go Car' or similar), including 2 disabled parking spaces, together with 3 set down parking spaces for taxis and crèche drop offs and a loading bay to service the commercial units. xi. 33 on-street parking spaces for visitors to serve the playing pitch, being 4 spaces on Donore Avenue (including 2 disabled parking spaces), 20 spaces on Margaret Kennedy Road and 9 spaces provided along the proposed Western Connection Road west of the proposed playing pitch. The provision of a coach set down/visitor drop off on Donore Avenue adjacent to the pitch. xii. 468 long-stay bicycle parking spaces for residents and commercial units, comprising 207 spaces at basement level and 257 spaces distributed across 2 bicycle sheds, one located adjacent to BG1 (133 sq.m) and the other at ground floor within BG4 (47sq.m). 4 cargo bicycle parking spaces are provided at podium level for residents. xiii. 316 short-stay (visitor) bicycle parking spaces including 16 spaces for cargo bicycles, all at surface level. iv. vehicular access will be from Rehoboth Place and vehicular exit will be via the existing access on South Circular Road. Provision of 4 pedestrian access points; 1 from the South Circular Road; 1 from Rehoboth Place 1 from Rehoboth Avenue and 1 from Donore Avenue. Within the site a network of new streets including a pedestrian and cycle link connecting the proposed multi-sport playing pitch with the wider development area is proposed. A new road is proposed south of the 'Players Park' to provide connectivity between the Bailey Gibson and Player Wills sites. The provision of a new road 'Western Connection Road' from Margaret Kennedy Road along the western side of the Multi-Sports Playing Pitch; xv. on South Circular Road, removal of existing uncontrolled pedestrian crossing, and provision of a new signalised pedestrian crossing. Improvement to the footpath provision along South Circular Road opposite Rehoboth Place entry; xvi. replacement and realignment of footpaths to provide for improved pedestrian conditions along the western section of Donore Avenue. The installation of 1 controlled crossing and 1 uncontrolled crossing on Donore Avenue. The removal of 30 on-street car parking spaces on Donore Avenue adjacent the multi-purpose playing pitch (replacement with 33 spaces - see point xi); xvii. on Rehoboth Avenue replacement of existing surface treatment to provide for a shared surface (home zone) environment. xviii. partial realignment and widening of Rehoboth Place to provide a new carriageway width of 5m, and minimum footpath widths of 2m on both sides of the street including the removal of 3 on-street car parking spaces. xix. all ancillary site development works including plant, 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. A 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: <https://bgscr1shd2.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](http://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 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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie). Signed: Paula Galvin (Agent: Paula Galvin, McCutcheon Halley Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin, D07 K271) Date of Publication: 26.07.22

**ROSCOMMON COUNTY COUNCIL** - Significant Further Information/Revised Plans. We hereby give notice of the submission of significant further information to Roscommon County Council in relation to planning application, ref no. PD/22/94, for Casey's Auto Centre Limited, who are applying for permission and retention permission at Ballypheasant Townland, Circular Road/ Athlone Road, Roscommon, Co. Roscommon, F42 RY88. The proposed development consists of: a) the phased construction of 2no. extensions (totalling 717sqm) to the existing amenity building, which will incorporate new restaurant, seating and back of house areas, the relocation of existing off-licence and result in a total net retail floor area of 308.02sqm, b) revisions to existing entrances at both the Athlone Road and Circular Road, c) revisions to the internal site layout to include new vehicular and pedestrian movement arrangements and the provision of 131 no. car parking spaces incorporating staff, disabled and new relocated EV parking spaces, 5no. bus parking spaces and 8no. HGV parking spaces, d) the demolition of an existing shed and the construction of storage yard with 4no. new sheds for storage use, e) the construction of 3no. new HGV fuel pumps, ventstack, fill points, 2no. above ground fuel tanks and all other associated overground and underground fuel infrastructure works and f) all associated road tie in works, drainage, water services, lighting, landscaping, site and development works. All these works represent modifications to the previous permission granted under Reg Ref: 16/253. Permission is also sought to revise and extend the site boundaries from those previously identified in Reg. Ref. 16/253. The development to be retained consists of: The construction of 2no. fuel filling points with associated revisions to underground fuel tank infrastructure, and the provision of a diesel generator and car service bay. Significant Further Information/Revised Plans have been furnished to the Planning Authority in respect of this proposed development and are available for inspection or purchase at the offices of the Authority during its public opening hours. A submission or observation in relation to the Further Information or Revised Plans may be made in writing to the Planning Authority within the statutory time limit. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation.

Meath County Council, We, Catherine & Paul Sullivan, intend to apply for Permission for development at Woodview House, Piltown Road, Bettystown, Co. Meath, A92TP98. The development will consist of the following as part of general renovations to the existing house: Removing pitched roof and existing flat roof from existing two storey extension to the west of the house and replacement with a new flat roof including a higher parapet; Providing refurbished flat roof and parapet to single storey extension to the east of the house; New flat rooflights to existing flat roofs to the east and west; Elevational changes to all facades including omission of, and adjustments to existing window and door openings; New window openings; New door openings; New windows and doors; Moving the location of the front door forward and consequent small increase in floor area; Removal of existing chimney; Remodelling existing chimneys; New external wall insulation with render finish; Internal alterations; 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, 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.

Dublin City Council Hosted Kitchens Limited intends to apply for permission for development at this site (c. 0.02 Ha) at Avalon House, 55 Aungier Street, Dublin 2, D02 CX54. (A protected structure). The proposed development comprises the proposed change of use of the ground floor café unit to 'cloud kitchen' comprising commissary kitchen and ancillary customer delivery and collection facilities. And associated site works including: internal subdivision and fit out of ground floor unit, replacement of external shopfront signage with 2no. new name signs (1 no. horizontal hanging sign (c. 1300mm X 450mm) and 1no. logo aluminium sign (c. 2150mm X 750mm), and replacement of external ventilation duct to rear with new 700mm diameter duct at same location. 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. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

**MEATH COUNTY COUNCIL** 1, Kieran O'well, intend to apply for permission for construction of a new single storey 235sq.m single dwelling with slate roof to front elevation and zinc standing seam pitched roof finish to rear. External materials include a render finish; Aluclad windows and doors; and timber panel sections. New wastewater treatment system with polishing filter and percolation area, new 3.5 metre width vehicular entrance and associated site works all at Coolnahinch, Moynalty, Kells, Co. Meath. 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

**DUBLIN CITY COUNCIL** We, The Provost, Fellows, Foundation Scholars and the other members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin intend to apply for permission for development at the site of No. 4 Grand Canal Quay, Dublin 2, D02 HR22 (formerly Connaughts warehouse), 'The Tower', Grand Canal Quay, Dublin 2, D02 KD43 - A Protected Structure (RPS Ref: 3278) - and existing car park between, also at Grand Canal Quay Dublin 2. The development will consist of: the following alterations to the previously granted PROTECTED STRUCTURE permission (3768/20) Deletion of works to the protected structure of the tower (no 5 Grand Canal Quay). Deletion of the covered walkway roof connecting the buildings, Adjustment to the landscape walls and steps across the site following the deletion of the walkway roof, Addition of the electricity substation within the rear boundary wall (west side of the garden courtyard). Removal of the existing brick archway (current pedestrian entrance to the site). Redesign of the external fire escape stair serving the small tower building in the garden courtyard area of no 4 Grand Canal Quay. The addition of the large window to north elevation of the top floor events space in the small tower. Adjustment to the design of the east facing window to the café space (in the modified existing garage door opening. Adjustment to the external courtyard area on Grand Canal Quay in front of the east gable of no 4 Grand Canal Quay (including adjustment of the two accessible parking spaces and the refuse store and minor alterations to the external door screens in the existing openings). Proposal to paint the existing brickwork of the east facing gables of the building (to unify the varying existing materials and finishes). Minor internal alterations within the layout of no 4 Grand Canal Quay 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 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 - Further Information:- Irish Water, Planning Register Reference no: 22/106 - proposed development at Bannons Cross, Rathbrist, Tallanstown, Dundalk, Co. Louth comprising (as applied for): the construction of a water pumping station which includes a 2.4m high pump kiosk, new road entrance, perimeter fence and gate, drainage and landscaping. Significant further information in relation to the application has been furnished to the planning authority (Louth County Council), and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during its public opening hours. The further information revised description of development comprises: the construction of a water pumping station which includes a 2.4m high pump kiosk and associated equipment, new site entrance with parking area and turning area (also providing field access to adjoining lands), modifications to existing site boundaries including new fencing, gates and landscaping. A submission or observation in relation to the further information may be made in writing to the planning authority on payment of the prescribed fee of €20, not later than 2 weeks after the receipt of the newspaper notice and site notice by the planning authority.

Kildare County Council We, Lagan Homes Ireland Ltd., intend to apply for permission for development at this site at An Lumann, New Road, Gtbe, Straffan, Co. Kildare. The development will consist of modifications to previously approved development under Planning Reg. Ref. 20/151 (ABP Reg Ref: 308003-20) consisting of: The relocation of the childcare facility from the front of the development at New Road, to lands Zoned E: 'Community and Educational' to the north, to be replaced here with new a single-storey 286m<sup>2</sup> childcare facility; The construction of 4 no. Houses on the former site of the approved childcare facility, consisting of 2 no. 3 Bedroom Semi-Detached Houses, 1 no. 3 Bedroom Detached House, and 1 no. 4 Bedroom Detached House & all landscaping, surface car parking and all ancillary site works. All other works to remain as proposed under previous planning permissions: 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.

Meath County Council Further Information/Revised plans I, Thomas Muff, Nobber, Co. Meath. The development applied for consisted of: The importation and insertion of c.100,000 tonnes of excavation spoil, over a five-year period and not exceeding 25,000 tonnes in a single year. The excavation spoil comprises of natural materials of clay, silt, sand, gravel or stone beneficial for agricultural purposes. On site equipment includes: • Existing site wheel wash; • Existing mobile portacabin welfare facilities; • Existing material inspection and quarantine area; There is no planned removal of hedge line vegetation on the perimeter of this site. The reference number of the application on the register, 22329. That significant further information or revised plans, as appropriate, in relation to the application has or have been furnished to the Planning Authority, and is or are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during office hours, and A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee. Submission or observations to be sent to the Planning Authority within two weeks of receipt by the Planning Authority of the newspaper notice and site notice or in the case of a planning application accompanied by an Environmental Impact Assessment Report, EIA (R) or an Natura Impact Statement (NIS), within 5 weeks of receipt of such notices by the Planning Authority.

Louth County Council We, Caoimhe and Eoghan Harney, intend to apply for Permission for Proposed Alterations & Extensions to existing dwelling house & cartilage at The Old Rectory/Glebe House, Killincoole, Reaspenny, Co.Louth. A91 HX23. (Protected Structure) The development will consist of: 1.) Alterations/Refurbishments to Internal Areas and Facades of Existing Two Storey Over Basement Dwelling House (Protected Structure) 2.) Construction of Attached Contemporary Single Storey Extension with Flat Roof to the Rear 3.) Conversion of Existing Adjacent Two-Storey Outbuildings to the Rear and Incorporation into Extended Dwelling House 4.) Demolition and Removal of Existing Agricultural Outbuilding Structures 5.) Construction of New Agricultural Structures to the Rear 6.) Alterations and Relocation of Existing Site Entrance Gates and Railings 7.) Refurbishments to Internal Areas and Facades of Existing Single-Storey Gate Lodge Building 8.) New Premier Tech Aqua Solido SMART 8PE Wastewater Treatment Plant 9.) All Ancillary Site Development Works, Boundary Treatment Works and Services 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.

**TIPPERARY COUNTY COUNCIL** Naring/Tech Limited intends to apply for a 10-year planning permission for development of a BioProducts Campus on lands at Derryville, Co. Tipperary. The BioProducts Campus development consists of an integrated Compost / Growing Media Facility and Anaerobic Digestion Facility as well as a Biorefinery. The Compost / Growing Media Facility comprises 1 No. composting building (incorporating feedstock intake area, storage area, in-vessel tunnels, workshop), solar panels at roof level, associated bioreactor and liquid storage tanks, 1 No. maturation building and 1 No. office building. The Anaerobic Digestion Facility comprises 3 No. digester tanks, 2 No. digester storage tanks, 2 No. biogas fuelled electricity generating gas engines, 3 No. biogas processing units, associated storage tanks, bunding, plant and 1 No. gas flare. The Biorefinery includes 1 No. building (incorporating a goods inward area, processing area, drying room, process control rooms, a laboratory and offices), associated feedstock storage tanks; a BioEnergy Facility comprising 1 No. biomass boiler building, associated water storage tank, 1 No. materials storage building. The integrated Compost / Growing Media Facility and Anaerobic Digestion Facility will accept up to 80,000 tonnes of waste materials per annum. Provision of new site access from the R502, internal access roads and hardstanding, car parking, fire water tank and retention pond, ESB substation and pump house, 4 No. weighbridges, entrance gate and security fence. The proposed development includes all ancillary site development, landscaping and boundary treatment works above and below ground. The application relates to development which comprises or is for the purposes of an activity requiring an Industrial Emissions Licence. An Environmental Impact Assessment Report (EIA) will be submitted to the Planning Authority with the application. The EIA 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. 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 (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Fingal County Council. We, Vhi Group DAC, intend to apply for permission for development at this site at Barrysparks & Crowcastle, Holywell Distributor Road, Swords, County Dublin. The development will consist of a Healthcare Facility of 4,425.8 sqm gross floor area (GFA), across three storeys over a lower ground floor level car park and all ancillary site works on a site of 2.4 ha. At ground floor level, the proposed Healthcare facility accommodates a welcome area with café and community space, a physiotherapy unit with a gym, support spaces, administrative areas, staff and visitor welfare facilities and storage areas. The upper floors of the proposed Healthcare Facility accommodate an urgent care unit and diagnostics imaging services, together with all associated clinical support rooms, administration spaces, storage and welfare spaces. The proposed lower ground floor level contains car parking (77 no. car parking spaces including 2 no. disabled parking spaces), storage areas, services and utilities (including medical gas room; ESB substation; switch room; pump room; fan room; medical and general waste areas; linen storage; generators; a water storage tank; and an external service yard). A total of 100 no. car parking spaces are proposed (23 no. surface level and 77 no. spaces at lower ground floor level). 6 no. motorcycle spaces are proposed as lower ground floor level. A set down area, an ambulance set down area, a facilities management set down area, and 60 no. bicycle spaces (comprising 32 no. long stay covered spaces and 28 no. short stay spaces) are proposed at surface level. Ancillary signage comprises of: 1 no. high-level sign of 18 sqm on the eastern elevation; 1 no. high-level sign of 12 sqm on the southern elevation; 4 no. wayfinding totem signs; and 2 no. finger post signs. The proposed healthcare facility will be accessed from the existing roundabout via a 150-metre extension of the Holywell Distributor Road. It is proposed to connect to existing foul water service infrastructure at the R132, and to water services at the Holywell Distributor Road via the proposed road extension. These, and all associated site and infrastructural works including surface water drainage, attenuation areas, plant and photovoltaic panels (at roof level), open space, boundary and landscape treatments on a site of 2.4 ha. 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.

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