

File With _____

SECTION 131 FORM

Appeal NO: 315 708-24Defer Re O/H ☐

TO:SEO

Having considered the contents of the submission received 28/05/24 fromApplicant I recommend that section 131 of the Planning and Development Act, 2000via Agent: Genesis Planning
be (not be) invoked at this stage for the following reason(s): No new material issues raised
Inspector to consider.E.O.: Laura Goady LawlorDate: 07/06/24

To EO: _____

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____ Task No: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP- 315708-24

M _____

Please treat correspondence received on 28/05/24 as follows:

- | | |
|--|--|
| 1. Update database with new agent for Applicant/Appellant _____
2. Acknowledge with BP <u>23</u>
3. Keep copy of Board's Letter ☐ | 1. RETURN TO SENDER with BP _____
2. Keep Envelope: ☐
3. Keep Copy of Board's letter ☐ |
|--|--|

Amendments/Comments

Applicant response to S.132 regarding
new notices.

4. Attach to file

- | | |
|---|---|
| (a) R/S ☐ | (d) Screening ☐ |
| (b) GIS Processing ☐ | (e) Inspectorate ☐ |
| (c) Processing ☐ | |

RETURN TO EO ☒

L. Grady Lavelle.

	Plans Date Stamped ☐
	Date Stamped Filled in ☐
EO: <u>ALF 100</u>	AA: <u>Fusur [unclear]</u>
Date: <u>31/05/24</u>	Date: <u>05/06/2023</u>

Laura

Mary Tucker

From: Ronan Woods <ronan@genesisplanning.co.uk>
Sent: Tuesday 28 May 2024 12:37
To: Appeals2; Bord
Cc: Seamus (M Friel Architects)
Subject: RE: Appeal 315708-23
Attachments: Cover letter (315708-23- Statutory Notices).pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi

Please find attached public notices as requested by the Board per letter dated 9th May 2024. A hard copy was also submitted to your office today.

If your office can confirm receipt.

Regards,

Ronan Woods/Director
Genesis Planning Consultants

E: ronan@genesisplanning.co.uk
W: www.genesisplanning.co.uk

T: 02830493001 (NI)
A: Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, BT60 1HW
T: 045 571 862 (ROI)

This message was sent by Genesis Planning Consultants. The information in this email is strictly confidential and is intended solely for use by the addressee, unless otherwise stated. If you are not the intended recipient or authorised to receive the message for the addressee, please notify the sender. This message should not be forwarded, copied or distributed, but should be deleted immediately.



An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

28th May 2024

By: E Copy & Hard Copy

Your reference: 315708-23
Planning reference: 2250933, Donegal County Council

Dear Sir/Madam,

On behalf of the applicant, Patrick Bonar, please find attached additional information that addresses matters raised in letter dated 9th May 2024 requesting newspaper and site notices pursuant to Section 142(4) of the Planning and Development Act. A hard copy of enclosures is also posted to your office.

In the context of enclosures and application particulars we trust all is in order.

Yours sincerely,

A handwritten signature in black ink, appearing to read "R. Woods", followed by a period.

Ronan Woods
Director

Enclosures

- Appendix 1 Copy of Newspaper Notice & Site Notice

INING

Louth County Council Greenore Port Unlimited Company intend to apply for a 10-year permission for development at Greenore Port and site of dwelling house on Shore Road (A91D42), Greenore, Co. Louth, total site area c.4.83 hectares. The development comprising of Operation and Maintenance (O&M) Facilities will serve as the support base for future offshore wind arrays in the Irish Sea. The proposed development will comprise of: (i) Three standard buildings, each with a gross floor area (GFA) of 1,670 sqm, comprising 887 sqm warehouse floor space, 322 sqm office space and 461 sqm plant, welfare, storage, ancillary and circulation space per unit. The height of each unit ranges from 7.2m for the warehouse (single-storey / double-height space) to 13.5m max for the new 3-storey element. 76 car parking spaces are proposed distributed adjacent to the units including 6 no. disabled parking spaces and 15 no. electric vehicle (EV) charging spaces. Each building includes an internal bike storage room, with 20 spaces per building. Each building includes rooftop solar photovoltaic panels. (ii) Nearshore works including dredging of harbour sediments to -4m Chart datum to provide navigable water depths, new quay wall (70m), a 40m anti-slip access ramp, floating pontoon for berthing crew transfer vessels (CTVs), 9 no. berths are proposed, with an additional 2 no. layby berths and a push-on / service berth adjacent to the new quay wall. (iii) Improvement works to the quay deck including installation of a new reinforced concrete deck, with surface water management system incorporating silt traps and hydrocarbon interceptors, and berth infrastructure including bollards, ladders, lifesaving equipment, power outlets and fire hydrants. (iv) Surface car park at the Residential site on Shore Road comprising 135 car parking spaces, including during for 30 no. EV charging spaces, relocation of existing entrance on Shore Road by c.6m to the east, new boundary wall to Shore Road and a pedestrian access route from the car park through port lands to the O&M Units crossing improved public realm at top of Euston Street. (v) Re-installment of former Open Hydro carpark (82 spaces) until the surface car park on Shore Road is operational. (vi) Upgrade to public/private realm in the foreground of the existing Greenore Port Office building, including upgrade of existing entrance to former open hydro carpark, new pedestrian gate, new feature wall entrance, removal of 6 port car parking spaces, and new pedestrian route from surface carpark including new opening in port boundary wall, and hard and soft landscaping. Works are partially located within the Greenore Architectural Conservation Area (ACA). (vii) Replacement of existing 25m mast with new 40m mast to facilitate communications with CTVs, while offshore. (viii) Demolition works to facilitate the above development including: a. The former 'Open Hydro' warehouse (c. 1,607 sqm GFA); b. Part of single storey office building (c. 384sqm GFA) located adjacent to the entrance to former Open Hydro carpark; c. ESB substation and associated switch room; d. Dwelling house (c. 150sqm GFA) and boundary wall on Shore Road. (ix) And all associated site and development works including single storey ESB substation, above-ground fuel storage tank (c. 200m³), drainage and utilities, landscaping and boundary treatments, security fencing, lighting and signage, etc. There are no Protected Structures within the proposed development site. The development to be applied for is within Greenore Port's landholding within which curtilage also exists the water tower, lighthouse and lighthouse keeper's cottage which are all included in the Louth Record of Protected Structures, ref. LH009, 01, LH020, 03, LH009-044 respectively, all at Greenore Port, Greenore, Co. Louth. A Maritime Area of Consent accompanies this planning application Ref. MAC20230003, granted on 10 April 2024 for a 45-year term. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIA) have been prepared in respect of the proposed development. The planning application, including the NIS and 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 from 9.30am to 4.30pm Monday to Friday. A submission or observation 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.

An Bord Pleanála Notice of Significant Further Information (Donagall County Council Application Lodged: 30th May 2022) Planning Register Reference Number: 22503033. Appeal Reference Number: ABP-315708-23 Notice is hereby given that An Bord Pleanála has received Significant Further Information from the Applicant, Patrick Bonar on the 15th March, 2024, which was submitted following a request for Further Information. This development is the subject of appeals that were made to An Bord Pleanála against the decision made on 13 January 2023, by Donagall County Council, bearing the above planning reference number, which decision was to grant permission subject to conditions to Patrick Bonar. The application to the planning authority was described as: (1) Demolition of existing concrete structure (2) quarrying of 537 hectares which will be subject to extraction and processing of rock through drilling, blasting, crushing and screening (3) Construction of (a) settlement ponds and wetland (b) shed for the purpose of storage for the facility including on-site machinery maintenance (c) site office with canteen, toilet & drying facilities (4) Installation of a wastewater treatment system & percolation area (5) provision of a wheel wash & weighbridge (6) landscaping of the quarry during the operational phase and restoration of the quarry on completion of extraction (7) all associated ancillary facilities & works over a 25 year period. An Environmental Impact Assessment Report (EIA) & Natura Impact Statement (NIS) accompanies this application at Magheraols & Craigs, Raphoe, Lifford Co. Co. Donegal. The significant further information may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Donagall County Council, Planning Department, County House, The Diamond, Lifford, Co. Donegal. The notice is being published at the request of An Bord Pleanála. Any person may make written submissions or observations to the Board in relation to the Significant Further Information within four weeks beginning on the date of publication of this notice. Any such submissions or observations must be accompanied by the statutory fee of €50, unless the submissions or observations are made by certain prescribed bodies or categories of participants, and should be addressed to the Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1. The notice was published on 28th May 2024.

Dublin City Council - Heaton Limited intends to apply for permission for development at 46-47 and 54-62 Henry Street, Dublin 1. The site is bounded by Coles Lane to the east and the LAC Shipping Centre to the north. The development will consist of the change of use of retail space to a gymnasium (c. 2,559 sq m) at third floor level and including internal alterations at ground level floor to accommodate the provision of a new entrance to Coles Lane, an entrance lobby, bicycle parking and circulation areas (c. 118 sq m). The development will also consist of signage elements as follows: 1. 2 No. new digital screens (2500mm x 2000mm each); 2. No. new internally illuminated static lightboxes (2 No. 2500mm x 2000mm and 3 No. 1250mm x 2000mm) and 7 No. new internally illuminated suspended window signs (3 No. 800mm x 350mm, 2 No. 787mm x 287mm, 1 No. 899mm x 250mm and 1 No. 1014mm x 250mm); all located internally on the southern elevation, fronting Henry Street, at ground floor level. 2. No. new internally illuminated suspended window signs (1 No. 800mm x 350mm and 1 No. 787mm x 287mm), 3 No. new illuminated static lightboxes (1 No. 2500mm x 2000mm, 1 No. 3000mm x 2000mm and 1 No. 1500mm x 2000mm), 2 No. vinyl brand logos sets (500mm x 2000mm each) and 2 No. vinyl graphics (1 No. 3663mm x 4148mm and 1 No. 7898mm x 4158mm). 1 No. vinyl sign adjacent to the proposed gym entrance (600mm x 800mm) and 1 No. internally illuminated sign located centrally above the proposed gym entrance (1800mm x 1800mm), all located internally on the eastern elevation at ground floor level, fronting Coles Lane. 1 No. illuminated, externally mounted sign (1825mm x 830mm) located centrally above the existing main entrance (c. 3.7m above the finished floor level), 6 No. internally illuminated suspended signs hung within the existing void of corner feature window (1 No. 3083mm x 1962mm, 1 No. 1865mm x 1865mm, 1 No. 810mm x 210mm, 1 No. 810mm x 405mm, 1 No. 760mm x 515mm and 1 No. 760mm x 525mm) and 8 No. illuminated brand logos sets set out on either side of the entrance (500mm x 2000mm each), all located to the south-east of the site, at the corner of Henry Street and Coles Lane. 2 No. existing double-sided blade signs (1698mm x 5617mm each) located above ground floor level on the southern (Henry Street) and eastern elevations (Coles Lane) to be rebranded with new replacement internally illuminated lettering. The development will include the removal of the existing glazing system, bulkhead, canopy and above entrance and replacement with extended height glazing, a new entrance doormat, and new emergency access at ground level on Henry Street. The provision of new aluminium external cladding (including associated signage) to the existing main entrance at ground floor level to the south-east of the site, at the junction of Henry Street and Coles Lane; the removal and replacement of ancillary plant equipment at roof level; the provision of LED window lighting and all ancillary above and below ground. 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 from 9.30am to 4.30pm, Monday to Friday. A submission or observation 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.

Dublin City Council: Ballymore Estates Limited is applying for permission for development at the Meridian Court building on the corner of Spinkfield Avenue and Magellan Crescent, Royal Canal Park, Pelletstown, Dublin 15. The development will consist of change of use from office to residential use to provide 20 no. apartments (7 no. 1-bed, 16 no. 2-bed and 6 no. 3-bed units), accommodated on the 1st to 5th floors of existing vacant space over an existing vacant ground floor retail unit in a mixed-use building known as Meridian Court. Associated bicycle parking, waste storage and plant rooms will be provided in an existing single storey shared basement. The development includes refurbishment of the existing shared central courtyard space. All apartment units to have new private balconies or patios, located on south, east and west building elevations. The development will include modifications to existing facades with existing openings reduced, partial recladding, additional balconies added and an overall reduction of window area. The existing ground floor retail unit will remain unchanged. 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 planning authority of the application.

MEATH COUNTY COUNCIL: Further Information/Revised Plans Name of Applicant: Shannon Grange Limited Location: Seavistland, Betsworth and Minstown, Betsworth, Co. Meath Ref No of Application: 23/60380 The development applied for consisted of revisions to previously permitted plan Ref LH181385 including 1) minor relocation of the permitted orchard building and associated car parking, 2) deletion of permitted ESB substation, 3) deletion of permitted semi-detached houses 1 and 2 and replacement with 1 No. detached 4 bed permitted house type B4, 4) relocation of houses 3, 4, 5 and 6 to the south west, and 5) minor reconfiguration of access roads including deletion of permitted house No 23 and No 30 and replacement with 1 No. detached 4 bed permitted house type B4. This is generally to facilitate the formation of a new access to adjacent farm lands all at Seavistland, Betsworth and Minstown, Betsworth, Co. Meath. Significant further information / revised plans in relation to the application have been furnished to the planning authority, and 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. 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. Submissions or observations must be sent to the Planning Authority within two weeks of receipt by the Planning Authority of the newspaper notice and site notice.

LOUTH COUNTY COUNCIL: Wm. Proper Innovation Limited intend to apply to Louth County Council for permission for development on lands at 52 Saint Laurence Street, Drogheda. The development seeking permission comprises of Change of use of the premises to provide for use of the building to a facility that will provide accommodation for Beneficiaries of Temporary Accommodation and accommodation for Internal Protection Accommodation Services (IPAS) and associated internal reconfiguration works to the building. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20) within the period of five weeks beginning on the date of receipt by the Planning Authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission. Signed: Renua Woods (Agent) Genesee Planning Consultants Dean Swift Building Armagh Business Park Hamiltonstown Road Armagh BT66 1THW

Meath County Council - I. Martin O'Rourke intend to apply for permission for development at this site, Regine House, Main Street, Slane, County Meath. Regine House which is a Protected Structure Ref No. MH019-216. The development consists of: The demolition of an existing two storey extension to the rear of Regine House (approx. 65m²). The construction of a new two storey extension to the rear of the property (approx. 80m²). Restoration and refurbishment works to original roof, window, guttering and facades to bring the property back to livable condition. New Electric and plumbing services. New openings in the rear facade of property. New opening in front facade at basement level of property. Minor alterations to internal layout at basement, first and second floor levels. 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.

FINGAL COUNTY COUNCIL

Wm. Charles Childcare Limited intend to apply for permission for planning permission for the provision of advertising signage at 'Charles' Childcare', Rathlin Walk, Donabate, Co. Dublin. The proposed development will consist of the construction of a new single storey portacabin to the rear of the existing building to accommodate 1 no. classroom with ancillary office and toilet facilities along with an access ramp; the removal of the existing boundary wall and gate and the construction of a new boundary wall and gate to facilitate the increased site size; and all associated site and infrastructural works needed in order to facilitate the proposed 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 Fingal County Council, County Hall Main Street, Swords, Co. Dublin, 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.

Dublin City Council: Lidl

Inland GmbH intend to apply for permission for development for the provision of advertising signage at a proposed (ground floor) convenience retail unit at 368, 370 & 372 North Circular Road, Phibsborough, Dublin 7 (part of, and subject to the construction of, a larger site and proposed mixed used redevelopment scheme extending to Royal Canal Bank and 169-169 Phibsborough Road, Dublin 7 - Planning Ref: 414522, currently under Appeal Ref: ABP-315984-23). The proposed development comprises: a) 1 no. Lidl sign above store entrance; b) 1 no. Lidl Logo sign positioned inside glazed facade; c) 2 no. projecting Lidl logo signs affixed to facade; and, d) associated internal illumination of signage. 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. A submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Dun Laoghaire/Rathdown

County Council Wm. Joan & Vincent Clark, intend to apply for planning permission for development on this site: 103 Trees Road Upper, Mount Merrion, Co. Dublin. The development will consist of Change of use of existing dwelling to use as a dental surgery with associated internal alterations with a total floor area of 180m², 1 no. additional car parking space and cycle bike storage to rear of property, New 2.6m x 0.6m signage above front entrance and 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 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 planning authority of this application.

Dublin City Council Planning permission is sought for the partial demolition and reconstruction of existing structure to provide one no. 1 bedroom, two-storey house including new front facade and new pitched roof with increased ridge height at 50 Blessington Lane, near 50 Blessington Street, Dublin 7 D07 X565 for Margaret Doran. 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 - 4.30 am). 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.

Dun Laoghaire/Rathdown

County Council I. Dara McCarthy, intend to apply for permission for development at this site at 33 Sandycove Avenue West, Dun Laoghaire, Co. Dublin, which is a Protected Structure. The development will consist of the removal of a two storey rear extension and the construction of a replacement two-storey extension, comprising of a ground floor kitchen / dining / living room and a first floor utility & WC, with an external access walk-way off privacy screen & stairs to the rear garden and with internal alterations comprising of the reduction of the rear bedroom floor by 300mm along with opening up the ground floor rear wall to connect to the new extension, and the re-installation of a ground to first floor stairs, all to an existing 3 storey mid-terrace house. 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.

Fingal County Council:

Permission is sought for modification to Planning ref. F22A0207, currently under construction, to include: 1. Single storey extension to the rear (attached to the rear of the single storey part of the house under construction) and related changes to the approved rear facade. 2. New side window with obscure glass to side (west) facade (and omit approved window). 3. Move position of approved high level window to rear (South) facade at Plot beside the lane to 'St. Mary's' and opposite house no. 22 and 23 The Bawn Cottages, Malahide, Co. Dublin for Egidie Milus. 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 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 planning authority of this application.

South Dublin County Council: Barry O'Brien & Beatrice Cosgrove intend to apply for planning permission for proposed development at 71 Ballymore Road, Rathfarnham, Dublin 14. The development will consist of proposed 2-storey extensions to front, side & rear, partial conversion of garage, conversion & extension of existing attic for storage purposes including raised gable to side, provision of dormer windows to rear & velux roof windows to front & external renovations to semi-detached house together with all associated site works. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am - 4pm, Mon - Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

SOUTH DUBLIN COUNTY COUNCIL

Planning Permission is sought by Wayne and Lyndsey Crosbie of 98 The Dale, Belgard Heights, Dublin 24, D24 D616 for the demolition of single storey pitched front roof and rear conservatory and construction of new flat roof to single storey rear extension and internal ground and first floor modifications together with new dormer attic structure consisting of bedroom and en-suite conversion of existing shed to garage room with new front elevation window and new rear glazed doors and all associated works. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am - 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

Wicklow County Council

- Significant Information/ Revised Plans We hereby give notice of the submission of significant further information to Wicklow County Council in relation to planning application ref no. 23/60303 for Westwings Partnership Ltd, who are applying for permission at Westwings, Church Road, Bray, Co. Wicklow. Significant further information revised plans have been furnished to the planning authority in respect of the proposed development and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of Wicklow County Council 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 period of 2 weeks beginning on the date of receipt by the authority of the revised notices. A submission or observation must be accompanied by the prescribed fee except in the case of a person or body who has already made a submission or observation.

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

Site Notice No.1.
An Bord Pleanála
Notice of Significant Further Information
Donegal County Council
Application Lodged: 30th May 2022
Planning Register Reference Number: 2250933
Appeal Reference Number: ABP-315708-23

Notice is hereby given that An Bord Pleanála has received Significant Further Information from the Applicant, Patrick Bonar on the 15th March, 2024, which was submitted following a request for Further Information. This development is the subject of appeals that were made to An Bord Pleanála against the decision made on 13th January, 2023, by Donegal County Council, bearing the above planning reference number, which decision was to grant permission subject to conditions to Patrick Bonar. The application to the planning authority was described as:

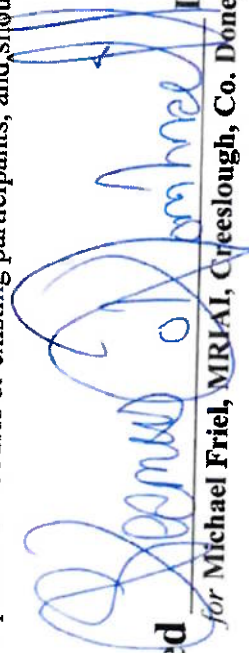
(1) Demolition of existing concrete structure (2) quarrying of 5.37 hectares which will be subject to extraction and processing of rock through drilling, blasting, crushing and screening (3) Construction of (a) settlement ponds and wetland (b) a shed for the purpose of storage for the facility including on-site machinery maintenance (C) site office with canteen, toilet & drying facilities (4) installation of a wastewater treatment system & percolation area (5) provision of a wheel wash & weighbridge (6) landscaping of the quarry during the operational phase and restoration of the quarry on completion of extraction (7) all associated ancillary facilities / works over a 25 year period. An Environmental Impact Assessment Report (EIAR) & Natura Impact Statement (NIS) accompanies this application at Magherasolis & Craigs, Raphoe, Lifford Po, Co. Donegal.

The significant further information may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 and/or the offices of the Donegal County Council, Planning Department, County House, The Diamond, Lifford, Co. Donegal.

The notice is being published at the request of An Bord Pleanála.

Any person may make written submissions or observations to the Board in relation to the Significant Further Information within **four weeks** beginning on the date of publication of this notice. Any such submissions or observations must be accompanied by the statutory fee of €50, unless the submissions or observations are made by certain prescribed bodies or existing participants, and should be addressed to the Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.

Signed



for Michael Friel, MRIAI, Creeslough, Co. Donegal.

Date of erection of Site notice 28/05/2024

Site Notice No.2.
An Bord Pleanála
Notice of Significant Further Information
Donegal County Council
Application Lodged: 30th May 2022
Planning Register Reference Number: 2250933
Appeal Reference Number: ABP-315708-23

Notice is hereby given that An Bord Pleanála has received Significant Further Information from the Applicant, Patrick Bonar on the 15th March, 2024, which was submitted following a request for Further Information. This development is the subject of appeals that were made to An Bord Pleanála against the decision made on 13th January, 2023, by Donegal County Council, bearing the above planning reference number, which decision was to grant permission subject to conditions to Patrick Bonar. The application to the planning authority was described as:

(1) Demolition of existing concrete structure (2) quarrying of 5.37 hectares which will be subject to extraction and processing of rock through drilling, blasting, crushing and screening (3) Construction of (a) settlement ponds and wetland (b) a shed for the purpose of storage for the facility including on-site machinery maintenance (C) site office with canteen, toilet & drying facilities (4) installation of a wastewater treatment system & percolation area (5) provision of a wheel wash & weighbridge (6) landscaping of the quarry during the operational phase and restoration of the quarry on completion of extraction (7) all associated ancillary facilities / works over a 25 year period. An Environmental Impact Assessment Report (EIAR) & Natura Impact Statement (NIS) accompanies this application at Magherasolis & Craigs, Raphoe, Lifford Po, Co. Donegal.

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Signed



for Michael Friel, MR/AL, Creeslough, Co. Donegal.

Date of erection of Site notice 28/05/2024



An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

28th May 2024

By: E Copy & Hard Copy

Your reference: 315708-23

Planning reference: 2250933, Donegal County Council

Dear Sir/Madam,

On behalf of the applicant, Patrick Bonar, please find attached additional information that addresses matters raised in letter dated 9th May 2024 requesting newspaper and site notices pursuant to Section 142(4) of the Planning and Development Act. A hard copy of enclosures is also posted to your office.

In the context of enclosures and application particulars we trust all is in order.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Ronan Woods".

Ronan Woods
Director

AN BORD PLEANÁLA	
LDG-	_____
ABP-	_____
30 MAY 2024	
Fee: €	Type: _____
Time: 9:24	By: post

AN BORD PLEANÁLA	
LDG.	_____
ABP.	_____
30 MAY 2024	
Fee: €	_____ Typo: _____
Time:	By: _____

Enclosures

- Appendix 1 Copy of Newspaper Notice & Site Notice

Site Notice No.2.
An Bord Pleanála
Notice of Significant Further Information
Donegal County Council
Application Lodged: 30th May 2022
Planning Register Reference Number: 2250933
Appeal Reference Number: ABP-315708-23

Notice is hereby given that An Bord Pleanála has received Significant Further Information from the Applicant, Patrick Bonar on the 15th March, 2024, which was submitted following a request for Further Information. This development is the subject of appeals that were made to An Bord Pleanála against the decision made on 13th January, 2023, by Donegal County Council, bearing the above planning reference number, which decision was to grant permission subject to conditions to Patrick Bonar. The application to the planning authority was described as:

(1) Demolition of existing concrete structure (2) quarrying of 5.37 hectares which will be subject to extraction and processing of rock through drilling, blasting, crushing and screening (3) Construction of (a) settlement ponds and wetland (b) a shed for the purpose of storage for the facility including on-site machinery maintenance (C) site office with canteen, toilet & drying facilities (4) installation of a wastewater treatment system & percolation area (5) provision of a wheel wash & weighbridge (6) landscaping of the quarry during the operational phase and restoration of the quarry on completion of extraction (7) all associated ancillary facilities / works over a 25 year period. An Environmental Impact Assessment Report (EIAR) & Natura Impact Statement (NIS) accompanies this application at Magherasolis & Craigs, Raphoe, Lifford Po, Co. Donegal.

The significant further information may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 and/or the offices of the Donegal County Council, Planning Department, County House, The Diamond, Lifford, Co. Donegal.

The notice is being published at the request of An Bord Pleanála.

Any person may make written submissions or observations to the Board in relation to the Significant Further Information within **four weeks** beginning on the date of publication of this notice. Any such submissions or observations must be accompanied by the statutory fee of €50, unless the submissions or observations are made by certain prescribed bodies or existing participants, and should be addressed to the Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.

Signed



for Michael Friel, MRAI, Creeslough, Co. Donegal.

Date of erection of Site notice 28/05/2024

Site Notice No.1.
An Bord Pleanála
Notice of Significant Further Information
Donegal County Council
Application Lodged: 30th May 2022
Planning Register Reference Number: 2250933
Appeal Reference Number: ABP-315708-23

Notice is hereby given that An Bord Pleanála has received Significant Further Information from the Applicant, Patrick Bonar on the 15th March, 2024, which was submitted following a request for Further Information. This development is the subject of appeals that were made to An Bord Pleanála against the decision made on 13th January, 2023, by Donegal County Council, bearing the above planning reference number, which decision was to grant permission subject to conditions to Patrick Bonar. The application to the planning authority was described as:

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Signed



for Michael Friel, MRLAI, Creeslough, Co. Donegal.

Date of erection of Site notice 28/05//2024

Louth County Council Greenore Port Unlimited Company intend to apply for a 10-year permission for development at Greenore Port and site of dwelling house on Shore Road (A91DD42). The proposed development will comprise of: (i) Three stand-alone buildings, each with a gross floor area (GFA) of 1,670 sqm, comprising 681 sqm warehouse floor space, 322 sqm office space and 667 sqm plant, welfare, storage, ancillary and circulation space per unit. The height of each unit ranges from 7.2m for the warehouse (single-storey / double-height space) to 13.5m max for the office 3-storey element. 76 car parking spaces are proposed distributed adjacent to the units including 6 no. disabled parking spaces and 15 no. electric vehicle (EV) charging spaces. Each building includes an internal bike storage room, with 20 spaces per building. Each building includes rooftop solar photovoltaic panels. (ii) Nearshore works including dredging of harbour sediments to ~4m Chart Datum to provide navigable water depths, new quay wall (70m), a 40m anti-slip access ramp, floating pontoon for berthing crew transfer vessels (CTVs), 9 no. berths are proposed, with an additional 2 no. layby berths and a push-on / service berth adjacent to the new quay wall. (iii) Improvement works to the quay deck including installation of a new reinforced concrete deck with surface water management system incorporating silt traps and hydrocarbon interceptors, and berth infrastructure including bollards, fenders, ladders, lifesaving equipment, power outlets and fire hydrants. (iv) Surface car park at the Residential site on Shore Road comprising 135 car parking spaces, including ducting for 30 no. EV charging spaces, relocation of existing entrance on Shore Road by c.6m to the east, new boundary wall to Shore Road and a pedestrian access route from the car park through port lands to the Q&M units crossing improved public realm at top of Euston Street. (v) Re-naturation of former Open Hydro carpark (62 spaces) until the surface car park on Shore Road is operational. (vi) Upgrade to public/private realm in the foreground of the existing Greenore Port Office building, including upgrade of existing entrance to former open hydro carpark, new pedestrian gate, new feature wall entrance, removal of 6 port car parking spaces, link to new pedestrian route from surface carpark including new opening in port boundary wall, and hard and soft landscaping. Works are partially located within the Greenore Architectural Conservation Area (ACA). (vii) Replacement of existing 25m mast with new 40m mast to facilitate communications with CTVs while offshore. (viii) Demolition works to facilitate the above development including: a. The former 'Open Hydro' warehouse (c.1,607 sqm GFA); b. Part of single storey office building (c.389sqm GFA) located adjacent to the entrance to former Open Hydro carpark; c. ESS substation and associated switch room; d. Dwelling house (c. 192sqm GFA) and boundary wall on Shore Road; (ix) All associated site, development works including single storey ESS substation, above-ground fuel storage tank (c. 200m3), drainage and utilities, landscaping and boundary treatments, security fencing, lighting and signage, etc. There are no Protected Structures within the proposed development site. The development to be applied for is within Greenore Port's landholding within which curtilage also exists the water tower, lighthouse and lighthouse keeper's cottage which are all included in the Louth Record of Protected Structures, ref. LH009- 01, LH009-043, LH009-044 respectively, all at Greenore Port, Greenore, Co. Louth. A Maritime Area of Consent accompanies this planning application Ref. MAC20230003, granted on 10 April 2024 for a 45-year term. A Natural Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development. The planning application, including the NIS and EIAR, may be accessed

Dublin City Council - Heaton's Limited intends to apply for permission for development at 46-47 and 54-62 Henry Street, Dublin 1. The site is bounded by Coles Lane to the east and the ILAC Shopping Centre to the north. The development will consist of the change of use of retail floorspace to gymnasium (c. 2,559 sq m) at third floor level and including internal alterations at ground level floor to accommodate the provision of a new entrance to Cole Lanes, an entrance lobby, bicycle parking and circulation areas (c. 118 sq m). The development will also consist of signage elements as follows:

- 2 No. new digital screens (2500mm x 2000mm each), 5 No. internally new illuminated static lightboxes (2 No. 2500mm x 2000mm and 3 No. 1250mm x 2000mm) and 7 No. new internally illuminated suspended window signs (3 No. 800mm x 358mm, 2 No. 787mm x 287mm, 1 No. 689mm x 250mm and 1 No. 1014mm x 250mm), all located internally on the southern elevation, fronting Henry Street, at ground floor level;
- 2 No. new internally illuminated suspended window signs (1 No. 800mm x 358mm and 1 No. 788mm x 287mm), 3 No. new illuminated static lightboxes (1 No. 2500mm x 2000mm, 1 No. 3000mm x 2000mm and 1 No. 1500mm x 2000mm), 2 No. vinyl brand logos sets (600mm x 2000mm each) and 2 No. vinyl graphics (1 No. 3663mm x 4148mm and 1 No. 7988mm x 4145mm), 1 No. vinyl sign adjacent to the proposed gym entrance (600mm x 800mm) and 1 No. internally illuminated sign located centrally above the proposed gym entrance (1900mm x 1900mm), all located internally on the eastern elevation at ground floor level, fronting Coles Lane;
- 1 No. illuminated, externally mounted sign (1982mm x 830mm) located centrally above the existing main entrance (c. 3.7m above the finished floor level);
- 6 No. internally illuminated suspended signs hung within the existing void of corner feature window (1 No. 3083mm x 1382mm, 1 No. 1985mm x 1985mm, 1 No. 810mm x 210mm, 1 No. 810mm x 405mm, 1 No. 810mm x 515mm and 1 No. 760mm x 525mm) and 8 No. illuminated brand logos sets (not cut on either side of the entrance (500mm x 2000mm each), all located to the south-east of the site, at the corner of Henry Street and Coles Lane junction);
- 2 No. existing double-sided blade signs (1939mm x 8617mm each) located above ground floor level on the southern (Henry Street) and eastern elevations (Coles Lane) to be re-skinned with new replacement internally illuminated lettering. The development will also include: the removal of the existing glazing system, bulkhead, canopy and above entrance and replacement with extended height glazing, a new entrance doorset, and new emergency access at ground level on Henry Street; the provision of new aluminium external cladding (including associated signage) to the existing main entrance at ground floor level to the south-east of the site, at the junction of Henry Street and Coles Lane; the removal and replacement of ancillary plant equipment at roof level; the provision of LED window lighting and all ancillary above and below ground. 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.

LOUTH COUNTY COUNCIL We, **Proper Innovation Limited**, intend to apply to Louth County Council for permission for development on lands at 52 Saint Laurence Street, Drogheda. The development seeking permission comprises of Change of use of the premises to provide for use of the building to a facility that will provide accommodation for Beneficiaries of Temporary Accommodation and accommodation for Internal Protection Accommodation Services (IPAS) and associated internal reconfiguration works to the building. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee of €20 within the period of five weeks beginning on the date of receipt by the Planning Authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission. Signed: Ronan Woods (Agent) Genesis Planning Consultants Dean Swift Building Armagh Business Park Hamiltonsbawn Road Armagh BT60 1HW

Meath County Council - I, Martin O'Rourke intend to apply for permission for development at this site; Regina House, 1 Main Street, Slane, County Meath. Regina House which is a Protected Structure Ref No: MH019216. The development consists of: the demolition of an existing two storey extension to the rear of Regina House (approx. 65m2). The construction of a new two storey extension to the rear of the property (approx. 80m2). Restoration and refurbishment works to the original roof, windows, guttering and facades to bring the property back to likeable condition. New Electric and plumbing services. New openings in the rear facade of property. New opening in front facade at basement level of property. Minor alterations to internal layout at basement, first and second floor levels. 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, €20.00, within the period of 5 weeks beginning on the date of receipt by the authority of the application.

FINGAL COUNTY COUNCIL
We, Charlie's Childcare Limited, intend applying for planning permission to carry out the proposed development at 'Charlie's Childcare', Rathlin Walk, Donabate, Co. Dublin. The proposed development will consist of the construction of a new single storey, portacabin building to the rear of the existing building to accommodate 1 no. classroom with ancillary office and toilet facilities along with an access ramp; the removal of the existing boundary wall and gate and the construction of a new boundary wall and railing to facilitate the increased site size; and all associated site and infrastructure works needed in order to facilitate

Dublin City Council Planning permission is sought for the partial demolition and reconstruction of existing structure to provide one no. 1 bedroom, two-storey mews house including new front facade and new pitched roof with increased ridge height at 50 Blessington Lane, rear of 50 Blessington Street, Dublin 7 D07 X585 for Margaret Doran. 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 - 4.30 pm). 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 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.

Dun Laoghaire Rathdown
County Council, Data
McCarthy, intend to
apply for permission for
development at this site at
no.3 Sandycove Avenue
West, Dúnlaoghaire, Co.
Dublin, which is a protected
structure. The development
will consist of the removal
of a two storey rear extension
and the construction of a
replacement two-storey
extension, comprising of a
ground floor kitchen / dining
/ living room and a first floor
utility / WC, with an external
access walk-way c/w privacy
screen & stairs to the rear
garden and with internal
alterations comprising of the
reduction of the rear bedroom
floor by 300mm along with
opening up the ground floor
rear wall to connect to the
new extension, and the re-
installation of a ground to first
floor stairs, all to an existing

SOUTH DUBLIN COUNTY COUNCIL
 Permission is sought by Wayne and Lyndsey Crosbie of 98 The Dale, Belgard Heights, Dublin 24, D24 R98 for the demolition of a single storey pitched front roof and rear conservatory and construction of new flat roof to single storey front structure, new single storey rear extension and first floor internal ground and first floor modifications together with new former attic structure consisting of bedroom and en-suite, conversion of existing shed to games room with new front elevation window and new rear glazed doors and all associated works. This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a