

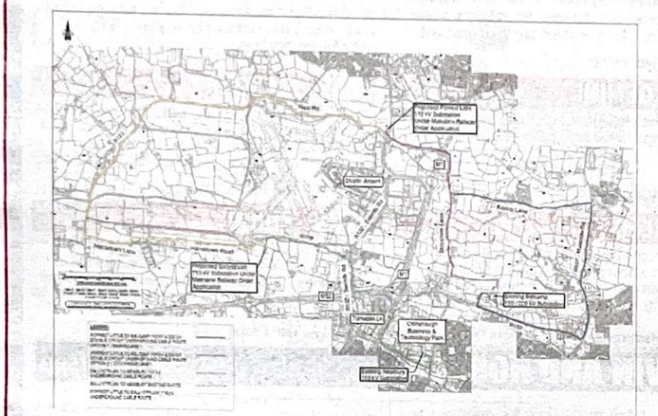
PLANNING

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED
Notice of Direct Planning Application to An Bord Pleanála for Approval in Respect of a Strategic Infrastructure Development (SID)
(Electricity Transmission Development)
Dublin City Council and Fingal County Council**

In accordance with Section 182A of the Planning and Development Act 2000, as amended, the Electricity Supply Board (ESB), gives notice that it proposes to seek the approval of An Bord Pleanála in relation to the proposed development of up to approximately 24 kilometres (km) of underground cable (UGC) at various locations in North Dublin between Forest Little, Belscamp, Clonsilla and Hartstown, County Dublin. The primary purpose of the proposed UGCs is to provide electrical power to the proposed MetroLink project (ABP Case reference: NA29N314724). The proposed development crosses both the Fingal County Council, and Dublin City Council administrative areas. The proposed cable routes are located in north County Dublin, crossing 35 townlands in the parishes of Cooleck, Santry, St. Margaret's, Cloughan, Kinsley, Balgriffin and Swords as shown on the map.

The proposed development consists of the following elements:

- Installation of three new 110kV UGC circuits as outlined below and as shown in the map:
- The proposed (MetroLink) Forest Little 110kV substation - Belscamp 110kV substation (Option 1) - shown in blue - approximately 9km or (Option 2) - shown in pink - approximately 4km.
- The proposed (MetroLink) Ballystran 110kV substation - Newbury 110kV substation - shown in green and existing ducts in light blue - approximately 5km.
- The proposed (MetroLink) Ballystran 110kV substation - the proposed (MetroLink) Forest Little 110kV substation - approximately 10km - shown in orange.



The UGC will incorporate the following elements:

- Joint bays, communication chambers and link boxes along the UGC alignment (approx. every 850m).
- Temporary construction laydown and work areas with ancillary staff facilities and parking, temporary access tracks, passing bays and water and utility crossings.
- All associated and ancillary above and below ground site development works, including works comprising or relating to permanent and temporary construction and roadworks and excavation (including HDD) and vegetation clearance.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. A copy of the application, including the EIAR and NIS, may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of seven weeks commencing on the 17th August 2023 at the following locations:

- An Bord Pleanála, 64 Marlborough Street, Dublin, D01 V902.
- Dublin City Council, Civic Offices, Wood Quay, Dublin 8, D08 R3F6.
- Fingal County Council, Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2.

The application may also be viewed/downloaded on the following website www.esbnetundergroundcables.ie. Submissions or observations may be made only to An Bord Pleanála (‘the Board’) 64 Marlborough Street, Dublin, D01 V902 during the above-mentioned period of seven weeks relating to:

- the implications of the proposed development for proper planning and sustainable development;
 - the likely effects on the environment of the proposed development; and
 - the likely adverse effects on the integrity of a European site, if carried out.
- Any submission/observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board no later than 5.30pm. on the 5th October 2023. Such submissions/observations must also include the following information:
- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent;
 - the subject matter of the submission or observation;
 - the reasons, considerations and arguments on which the submission or observation is based in full.
- Any submissions/observations which do not comply with the above requirements cannot be considered by the Board.
- The Board may at its absolute discretion hold an oral hearing on the application (for further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ at www.pleanala.ie).
- The Board may in respect of an application for approval decide to –
- approve the proposed development;
 - make such modifications to the proposed development as it specifies in its decision and approve the proposed development as so modified; or
 - approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); or
 - refuse to approve the proposed development.
- and may attach to an approval under paragraph (i), (ii) or (iii) such conditions as it considers appropriate.
- Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 01 8588100).

A person may question the validity of any such decision by the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed on the Board’s website (www.pleanala.ie) under the heading ‘Judicial Review Notice’. This information is also available on the Citizens Information Service website at www.citizensinformation.ie.

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL
Permission sought for alterations and extensions to existing dwelling at 6 Pakenham Road, Monkstown, Dun Laoghaire, Co. Dublin for Ken and Cindy Carmody comprising (1) demolition of existing single storey rear-to-rear original structures to front/southwest elevation and construction of new enlarged curved single storey flat roof extension, (2) removal of 2 storey front/southwest facing wall and construction of replacement rendered facade circa 450mm higher with new windows in modified openings (3) removal of existing curved slated main roof and chimney stacks/flue terminals and construction of replacement roof circa 450mm higher with natural slate finish, 3no. velux rooflights, photovoltaic panels and metal rainwater goods (4) formation of new openings and provision of new doors and windows at ground floor level on the northeast and west elevations, (5) re-opening of original pedestrian entrance from Pakenham Road and provision of new gate therein, (6) internal alterations including removal/reconfiguration of internal walls, waterproofing and insulation (7) repair and repainting of the original 2 storey structure, (8) provision of all necessary services to facilitate the development including on site surface water attenuation/disposal. 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.

Tipperary County Council - I. WIEP Storage Ltd, intend to apply for permission for development at this site within lands at Horsepasture, Clonmel, Co. Tipperary. The development will consist of amending the existing consented granted application (Planning Reference: 18601037 and ABP Reference: 303718-19) at this site. The amendment application will consist of permission to amend the design of the approved development (Planning Reference: 18601037 and ABP Reference: 303718-19) which comprises consent for a Battery Storage Facility. Proposed amendments include; (1) location of harmonic filters, auxiliary transformers and the spares container moved to the north of the site and (2) project lifetime proposed to be extended from 5 to 10 years. A Natura Impact Statement (NIS) was submitted with the consented application (Planning Reference: 18601037 and ABP Reference: 303718-19). The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

DUBLIN CITY COUNCIL Significant Further Information / Revised Plans - DCC Register Reference 5126/22 Dublin Central GP Limited have applied for Permission for a period of 11 years at a site, Dublin Central - Site 2' (c. 1.33 Ha) at No. 43 (a Protected Structure), Nos. 44 - 49, Nos. 50 - 55, Nos. 56 - 59, Nos. 60 - 64 (a Protected Structure), Nos. 52 - 54 (a Protected Structure), Nos. 55 - 56, No. 57 (a Protected Structure), No. 58 (a Protected Structure) and No. 60A O'Connell Street Upper and the rear of Nos. 59 - 60 O'Connell Street Upper, Dublin 1. Also, the site includes Nos. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane) and the public realm associated with O'Rahilly Parade, Moore Lane, Henry Place and a portion of O'Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 - 60 O'Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O'Connell Street Upper to the east and No. 42 O'Connell Street Upper to the north. The proposed development comprises a mixed-use scheme (c. 38,479 sq. m gross floor area) ranging in height from 2 - 8 storeys over single level basements including a new street between O'Connell Street Upper and Moore Lane, a new controlled Laneway from Moore Lane (adjacent No. 42 O'Connell Street Upper - a Protected Structure). The proposed development accommodates: 8no. units for use as a licensed restaurant / café units with takeaway / collection facility at ground floor level (Unit 1 - c. 244 sq. m and Unit 2 - c. 244 sq. m on Moore Lane, Unit 3 - c. 178 sq. m and Unit 4 - c. 75sq. m on O'Connell Street Upper, Unit 5 - c. 58 sq. m on New Street and Unit 6 - c. 296 sq. m on Moore Lane and New Street, 1no. unit for use as a licensed restaurant / café unit with takeaway / collection facility across basement, ground, 1st and 2nd floor (c. 678 sq. m) on O'Connell Street Upper; 8no. retail units, each for use as a 'shop' or licensed restaurant / café units with takeaway / collection facility at ground floor level (Unit 1 - c. 1,041 sq. m on O'Connell Street Upper and Moore Lane, Unit 2 - c. 311 sq. m and Unit 3 - c. 260 sq. m on O'Connell Street Upper and New Street, Unit 4 - c. 452 sq. m on New Street, Unit 5 - c. 251 sq. m on Moore Lane, Unit 6 - c. 162 sq. m and Unit 7 - c. 58 sq. m on O'Connell Street Upper and Moore Lane, Unit 8 - c. 40 sq. m on Moore Lane and new controlled Laneway); Temporary use of retail Unit 8 (c. 40 sq. m) as a delivery hub, pending the completion of same at Site 5 under DCC Reg. Ref. 2863/21; Office use (c. 33,714 sq. m) from 1st to 7th floor with access from O'Connell Street Upper, rear of No. 59 O'Connell Street Upper and new plaza on Henry Place and new controlled Laneway. Terraces proposed at 1st, 3rd, 4th, 6th and 7th floor; Refurbishment of the Reading Room (rear of No. 59 O'Connell Street Upper, Dublin 1) as a licensed restaurant / café unit with takeaway / collection facility at ground floor level and ancillary café use at basement level (c. 244 sq. m in total). The single level parking comprises: Access ramp from Moore Lane; 32no. car parking spaces; 372no. bicycle parking spaces with access to secure bicycle storage areas from the new plaza on Henry Place and the new controlled laneway from Moore Lane; Plant and waste storage area; A structural box (120m length, 25m width, 34.5m depth) beneath the ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by Transport Infrastructure Ireland, including provision of the structural elements and co-ordinated voids to accommodate station entrances, ventilation and fire escape shafts through the building to the proposed development. These ensure that the Dublin Central and proposed development is structurally independent and not prejudicial to the MetroLink project. The MetroLink project will be the subject of a separate application for approval to be made by Transport Infrastructure Ireland. This part of the Dublin Central proposed development is referred to as the MetroLink Enabling Works. All associated and ancillary site development, conservation, demolition, landscaping and temporary works, including: Conservation, repair, refurbishment and adaptive reuse of part of the existing building including: Retention of part of the rear of No. 59 O'Connell Street Upper (known as the Reading Room) internal and external modifications and new shopfronts; Retention of the facades of Nos. 57 - 58 O'Connell Street Upper (Protected Structures); Retention of the facades of Nos. 52 - 54 O'Connell Street Upper (Carlton Cinema - Protected Structures), including the reinstatement of the canopies; Retention of the facades of Nos. 43 - 44 O'Connell Street Upper (Protected Structures); Retention of the facade of No. 45 O'Connell Street Upper; Works to include repair and upgrade works (where required) of retained masonry, external and internal joinery, plasterwork and features of significance; Conservation and repair of existing lightwells on O'Connell Street Upper; Demolition of the Dublin Central Cinema (Protected Structure) and the rear of O'Connell Street Upper, Moore Lane and No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane) or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane) to facilitate a temporary construction compound; Laying of services in Parnell Street westwards from Moore Lane to the junction of Moore Lane and Henry Place; Provision of a new street connecting O'Connell Street Upper with Moore Lane and provision of a new which can accommodate 3no. 800mm diameter telecommunications towers located at the junction of Moore Lane and Henry Place; 2no. telecommunication towers located with associated equipment on the building rooftop in Site 2C; 2no. ESB sub-stations; Building signage zones and retractable canopies. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. In this regard note that Significant Further Information / Revised Plans, including an Addendum to the Environmental Impact Assessment Report has been furnished to the Planning Authority and is available for inspection or purchase at the offices of the Planning Authority at a fee not exceeding the reasonable cost of making a copy, during its public opening hours, and that a submission or observation in relation to the Further Information may be made to the Authority in writing on payment of the prescribed fee (€20.00) within 5 weeks of the date of receipt of the newspaper notice and site notice by the Authority and no further fee is required where a valid submission or observation has already been made in respect of this planning application.

South Dublin County Council Large Scale Residential Development Bartra Property Cookstown Limited intend to apply for permission for development at this site of c.1.67ha at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24. The development will consist of the following: - Demolition of all existing 13 - 14 storey industrial/commercial structures and small scale on site totalling c.5,500sqm in area; - Construction of a deck-access apartment development comprising 123 residential units arranged in 2 no. blocks (Block A - 5 to 7 storeys and Block B - 5 to 6 storeys) with a total floor area of c.8,806sqm including proposed the pocket shelter (c.933sqm) and excluding deck access (c.901sqm); - Commercial floorspace located at ground level consisting of 58 no. 1 bed/2 person units, 12 no. 2 bed/3 person units and 53 no. 2 person units; - Central communal open space (c.1,303sqm); - Provision of an ESB substation, switchboards, waste areas, water tanks and generator serving Blocks A and B; - Lobbies, stairlifts, photovoltaic panels and green roofs throughout; - Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm); - New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site; - All associated site development works - services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, temporary foul pump station, attenuation/bioretenion systems, vehicular and pedestrian access including internal road and footpaths, pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (302 no. total spaces) comprising 276 no. spaces (serving proposed mixed use development) and 26 no. spaces (serving concurrent transitional care facility application), car parking (32 no. total spaces) comprising 15 no. spaces (serving proposed mixed-use development) and 17 no. spaces (serving concurrent transitional care facility application), 2 no. loading bays (one each on First Avenue and Cookstown Road), 2 no. setdown/loading areas to the internal road and 1 no. ambulance set-down space serving the adjacent concurrent proposed Transitional Care facility. The concurrent application has been made to South Dublin County Council regarding a 131 bed Transitional Care Facility on the western portion of the site (SDCC Ref. SD22A/0361 refers), currently under appeal to An Bord Pleanála (ABP Ref.317394). - The planning application is available for public viewing at the following website: bartrafirstavenuecookstowntd.ie. In the planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm, and also be viewed on the Council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council 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 - Peter & Siobhan Coughlan, wish to apply for permission for the following works: (i) Proposed demolition of existing single storey extension to rear. (ii) Proposed single storey pitched and flat roof extension to rear of the existing property. (iii) Proposed widening of the vehicular site entrance (iv) Associated internal modifications and site works. At 112 Grace Park Road, Drumcondra, Dublin 9 (D09 H2F9). The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

Dublin City Council - Wendy Vantage Bars Limited, intend to apply for the Retention permission for development at this site: The Black Lion Public House, 270 An Emmet Road, Inchicore, Dublin 8. The development consists of a partially covered external cafe space. The space is lit and heated to provide food and drink to the public, accessible from Grattan Crescent and serviced by the Black Lion Public House. The site area is 162 Sqm and seats approximately 80 people. Open to the public between the hours of 12pm and 10pm daily. 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.

Meath County Council - We, South Meath Solar Farm Limited, intend to apply for permission for development at this site within lands at Vestingstown, Polbarra & Harlowstown, Dunboyne, Co. Meath. The development will consist of permission to amend the design of the approved development (Planning Reference: RA170873 which comprises consent for a ten-year planning permission for a photovoltaic solar farm. Proposed amendments include: an increase in CCTV Cameras from 21 to 107; and the introduction of 4 new Weather Stations. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

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