

**PUBLIC NOTICES**

<b>Job Title</b>	Public Affairs Manager
<b>Employer</b>	Volunteer Ireland
<b>Hours</b>	Full time, 35 hours per week
<b>Contract</b>	One year contract, with possibility of extension
<b>Salary</b>	€45,000 per year
<b>Location</b>	Based remotely with option of occasional work from Volunteer Ireland offices, at Regus - Harcourt Centre, Harcourt Rd, Dublin, D02 HW77
<b>Description</b>	The Public Affairs Manager will be responsible for developing and delivering an advocacy strategy for Volunteer Ireland and supporting the delivery of VI's communications strategy. The role will focus on delivering Volunteer Ireland's advocacy activities; supporting our engagement with the National Volunteering Strategy; enhancing stakeholder engagement with policy makers, supporting advocacy based communications; and contributing to the culture of Volunteer Ireland. See <a href="http://www.volunteer.ie/vacancies">www.volunteer.ie/vacancies</a> for the full job spec and how to apply.

**Case No:** D-LIC:KILA:2023:010229  
**An Chait Duiche The District Court No. 86.3 Public Dance Halls Act, 1935 NOTICE OF APPLICATION FOR A PUBLIC DANCING LICENCE**  
 District Court Area of Killoe District No. 12 Flexiteam Limited Applicant TAKE NOTICE that the above-named Applicant Flexiteam Limited of Penrose Wharf, Penrose Quay, Cork, Cork intends to apply to the District Court at Killoe District Court on the 05 Dec 2023 at 10:30 for the grant of an Annual Dance Licence a Licence to use a particular place, to wit LOCATION Killoe Hotel Knockyclovaun Killoe Clare Signed Orbitus Law LLP Solicitor for Applicant Solicitors, Penrose Wharf, Penrose Quay Cork Dated this 27 Sep 2023 situate at Knockyclovaun, Killoe, Clare in court area and district aforesaid, for public dancing. To the Garda Superintendent at CourtPresenters.Ennis@garda.ie, Ennis Garda Station, Ennis, Clare, V95 TR33 To the Fire Officer, at fireoff@darecoo.ie, Clare Fire Station, Ennis, Clare, V95 CD74 To the Co Council Official, at corporate@clarecoo.ie, Clare County Council, Ennis, Clare, V95 DXP2 To the Health Service Executive Official, at pehoclare@hse.ie To the District Court Clerk, Ennis District Court

**Belstone Ventures Ltd trading as Texas Steakout is looking for a Chef De Paris to work in a full-time permanent role.**  
 The package on offer is €30,000.00 per annum.  
 Successful candidate shall have at least 2 years' experience and will be required to work 39 hours per week at Texas Steakout, 116 O'Connell Street, Limerick.  
 Please send your CV to: reception@texassteakout.ie.

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

**Application to Offaly County Council as the national waste collection permit office (NWCPO) for a waste collection permit relating to a waste collection activity or waste collection activities in The Southern region.**  
 David Gerberg T/A Gerberg Powerwashing Service (sole trader), Warrington, Bennettsbridge Rd, Kilkenny will be making an application to the NWCPO, within ten working days from the day of this notice, for a waste collection permit to collect waste which may include hazardous and non-hazardous, commercial, industrial, household, construction and demolition waste, sludges, slurries and septic tank waste and other wastes in Carlow, Cork, Clare, Kerry, Kilkenny, Tipperary, Wexford County Councils, Limerick city and County Council, Waterford city and County Council, Cork city and County Council, County Council. A copy of the application will, as soon as is practicable after receipt by the NWCPO be available for inspection and for purchase at the principal offices of the local authority area or areas listed above.

**PLANNING**

**South Dublin County Council - We, Ceim Homes Properties Ltd., intend to apply for planning permission for development of a Large Scale Development at a site within the townland of Newcastle South, Newcastle, Co. Dublin and along Athgore Road and Hazelhatch Road (R405) (to Ground Investigations Ireland premises) to facilitate road/junction upgrade and surface water upgrade works), on an overall site of c. 10.70 hectares. The proposal comprises the second phase (phase 2B) of a 2-phase development (first phase [phase 2A] under planning ref. SD23A/0136 will comprise 48 no. duplex dwellings and phase 2 of Taobh Chnoic public park of c. 1.74 hectares of open space, along with car parking and ancillary infrastructure) to result in an overall Phase 2 development of 179 no. dwellings (consisting of 119 no. 2 storey houses and 60 no. apartments/duplex apartments in 5 no. 3 storey duplex buildings, and ancillary infrastructure). The phase 2b development will consist of the construction of 131 no. dwellings and open space as follows: A) 119 no. 2 storey houses (10 no. 2 bedroom houses, 95 no. 3 bedroom houses, 13 no. 4 bedroom houses and 1 no. 5 bedroom house; B) 12 no. apartments/duplex apartments in 1 no. 3 storey building - (6 no. 2 bedroom apartments and 6 no. 3 bedroom duplex apartments) all with terrace; C) Open space (c. 1.34 ha. in a series of open space areas), hard and soft landscaping (including public lighting & boundary treatment), communal open space for duplex apartments and apartments; along with single storey bicycle/bin stores and ESB substations; D) Vehicular access from the Athgore Road from a new signalised junction along with upgrades to footpath and pedestrian crossing (on the Athgore Road) as well as provision of vehicular/pedestrian/cycle link to permitted 'Graydon' (TA06S.305343) Newcastle Boulevard to the east, as well as 237 no. car parking spaces and 94 no. bicycle spaces (4 no. motorcycle space) and all internal roads, cycleways, green routes and paths; E) Provision of surface water attenuation SuDs measures connection to water supply, and provision of foul drainage infrastructure as well as an underground local pumping station (in northern part of site) to Irish Water specifications and all ancillary site development/construction/landscaping works. F) The proposal also includes upgrades (to provide surface water pipe upgrades) to the surface water network along Athgore Road and Hazelhatch Road (for c. 1.2 km). An Environmental Impact Assessment Report has been prepared in respect of the proposed development. A dedicated website has been set up for the LRD application which can be viewed at: [www.newcastlesouthd2b.com](http://www.newcastlesouthd2b.com). The planning application, including the Environmental Impact Assessment Report, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of 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.**

**PLANNING**

**KILDARE COUNTY COUNCIL** We Pavement Homes Ltd are applying to Kildare County Council for Full Planning Permission for the following development; 1. Alterations to the approved planning permission under Kildare County Council Reference number 20/1026 & An Bord Pleanála Reference 309495-21 which will include the following: a. Omission of three bungalow dwellings (dwellings 1,2,3) and the construction of 6 number dwellings divided into two blocks of three- bedroom two story terraced dwelling blocks A & B. Blocks A & B consist of three dwellings per block. b. Omission of the previously approved eight apartments (1 to 8) and change of design and location of previously approved dwellings (4 to 15) and the construction of 18 number dwellings divided into 5 blocks of three-bedroom two storey terraced dwellings, Block C, D, E, F & G. Blocks C, D, E & F consist of 4 dwellings per Block with 3 dwellings in Block G. c. For the alterations of internal road network, public footpaths, car parking facilities, public and private open space amenities, and all associated site development works. d. The approved Medical Centre, Marsville House is a Protected Structure (B19-28) and will not be changed from what was approved planning permission, Kildare County Council Reference number 20/1026 & An Bord Pleanála Reference 309495-21, with the exception to the location of the car parking facilities and boundary arrangements. e. For all ancillary site development works associated with the proposed amendments and as required for the proposed development at Marsville House, Main Street, Kill, Co. Kildare. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, during its public opening hours and that a submission or observation in relation to the application may be made in writing to the Planning Authority on the payment of the prescribed fee within the period of five 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.

**KILDARE COUNTY COUNCIL - Significant further information in relation to planning file 23/128 has been submitted by KH ENGINEERING who intend to apply for PERMISSION for development at this site at ALLENWOOD MIDDLE ALLENWOOD, NAAS, CO. KILDARE.** The development originally applied for consisted of: PERMISSION FOR THE CONSTRUCTION OF A REAR EXTENSION TO EXISTING DETACHED INDUSTRIAL BUILDING AND ALL ASSOCIATED SITE WORKS. Significant further information consists of: DECOMMISSIONING CONNECTION TO EXISTING SEPTIC TANK AND PROVISION OF A NEW SECONDARY EFFLUENT TREATMENT SYSTEM TO REPLACE EXISTING CONNECTION TO COMMUNAL SEPTIC TANK. Significant further information/revised plans, as appropriate, in relation to the application has been furnished to the planning authority in connection to planning file 23/128 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. A submission or observation in relation to the significant further information, may be made in writing to the planning authority on payment of the prescribed fee within two weeks (within 5 weeks if the application is accompanied by an Environmental Impact Statement), from receipt of new notices by the Planning Authority (this fee is not applicable to persons who made original observations/submissions) Prepared by: WHYTE PLANNING CONSULTANTS Ltd, info@derekwhyte.ie, 0866001194

**KILDARE COUNTY COUNCIL - We, Superior Pipeline Projects Ltd., intend to apply for permission for development at this site, Rear of An Gobán Saor, Claregate Street, Kildare, R51 Y284. The development will consist of: 1. Demolition of existing cut buildings and partial demolition of existing building to accommodate proposed development 2. The construction of a 2 storey apartment building comprising 8 no. apartments, including 4no. 2 bedroom apartment units and 4 no. 1 bedroom apartments, 3. Connection to existing services, 4. Access via existing entrance from laneway connecting Firecastle Lane and Claregate Street, 5. Associated hard & soft landscaping design 6. Provision of new boundaries and alteration to existing boundaries 7. All ancillary 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 Kildare County Council, Áras Chill Dara, Devoey Park, Naas, Co. Kildare, 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. Signed on behalf of the applicant by DalyHudson Building Surveying & Architecture www.dalyhudson.com 045-530766**

**Fingal County Council - Mark & Stefanie Heatley intend to apply for planning permission for 1) the construction of a part single part 2 storey extension to the rear of the existing dwelling, and 2) to widen an existing pedestrian access and create a vehicular access exiting onto Balgriffin Road, Dublin 13, with all associated site works all at 8 Balgriffin Cottages, Dublin 13. 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 may be made to the Planning 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.**

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

**DUBLIN CITY COUNCIL** Permission sought for Change of use for Basement and Ground Floor, from Retail to Restaurant and Bar at Ground Floor together with open yard area Kitchen Dining area under Retractable Roof, and Basement Level, Food Prep, Staff Room, Dry Store, Cold Store, Toilets, and Mech and Elec area, together with signage to shopfront, all at 15 Meath Street, The Liberties, Dublin 8. D08RX48. For Mr. Robert Kyle. 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, Monday - Friday. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €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.

**Fingal County Council** Muhammad Nizam intend to apply for retention permission and planning permission for development at this site 8 Lohunda Drive, Clonsilla, Dublin 15. The development will consist of retention permission for rear structure and permission for single storey side/rear extension to connect rear structure to main house and 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 the Planning Authority during its public opening hours. Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin, K67 X8Y2 Opening Hours 9.30 - 16.30 Monday - Friday. A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council 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 Royal Dublin Golf Club, intend to apply for Planning permission at The Royal Dublin Golf Club, North Bull Island Nature Reserve, Dollymount, Dublin 3. The proposed development will consist of the provision of an above ground water storage tank, with a capacity of 250 cubic metres and associated plant to be used for the maintenance and management of the golf course, and all associated berm screening and site development works including new connections to existing underground water mains. 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. 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** Allied Irish Banks plc intends to apply for planning permission for development at 9-12 Dawson Street, Dublin 2 (Protected Structure). The development will consist of signage on the external elevations of 11-12 Dawson Street comprising: individually mounted steel letters and logo over the entrance door facing Dawson Street; individually mounted steel letters and company sign within a steel frame (600 mm square) at ground floor elevation facing Dawson Lane; application of perforated PVC film displaying the company sign on the glazed internal lobby doors on the Dawson Street entrance; and the repainting of the existing sign above the entrance door facing Dawson Lane to match the surrounding facade. 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 of €20.00 within the period of 5 weeks beginning on the date of receipt by the authority of the application.

**MEATH COUNTY COUNCIL** On Tower Ireland Limited intend to apply for planning permission for development, at PETERSTOWN, TRIM, CO. MEATH. The installation of a 21 metres telecommunications lattice support structure carrying antennas, dishes, remote radio units (RRUs), and associated telecommunications equipment together with ground-based equipment, cabinets, concrete foundation, gantry poles, fencing and all associated site development works to provide for high-speed wireless data and broadband services. 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 - CHRIS RYAN** intend to apply for PERMISSION for development at this site at REAR OF 189 KINCORA ROAD, CLONTARF, DUBLIN 3. The development will consist of: PERMISSION FOR THE SUB-DIVISION OF EXISTING SITE FOR THE CONSTRUCTION OF A DETACHED TWO BEDROOM TWO STOREY HOUSE, VEHICULAR ACCESS VIA LANEWAY OFF SEAPARK ROAD, CONNECTION TO FOUL SEWER AND ALL ASSOCIATED SITE WORKS. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and 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 authority of the application. Prepared by: WHYTE PLANNING CONSULTANT Ltd, info@derekwhyte.ie, 0866001194

**Meath County Council** We, Mr. and Mrs. Colm & Sarah Fahy, intend to apply for Planning Permission for development at this address: Knightsbridge, Trim, Co. Meath, C15 F6J. The proposed development consists of the following: The construction of a p 1 1/2 storey, part 2 storey extension (c. 115 m2 GFA) to side and rear of existing dwelling, installation of replacement proprietary site Waste Water Treatment Plant (WWTP), hard & soft landscaping works and all associated site works necessary to facilitate development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application. 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 Planning** Permission is sought for works to existing two-storey detached dwelling at 1 Howth Road, Clontarf, Dublin 3, D03 C9W9, Dara O'Brochain & Christ Delsante. Works to include conversion of existing garage space to side of dwelling in first floor and pitched extension over. Conversion of existing attic space to proposed dormer to rear south facing roof plane at two velux windows to front north facing roof plane along with all associated works and landscaping works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

**KILDARE COUNTY COUNCIL - AN HALLORAN** intends to apply for RETENTION PERMISSION for development at this site at LIPSTOWN UPPER NARRAGHMORE, CO. KILDARE. R14C425 The development will consist of: PERMISSION FOR EXISTING SINGLE STOREY DETACHED BUNGALOW TO BE CONSTRUCTED, AND A 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 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. Prepared by: WHYTE PLANNING CONSULTANT Ltd, info@derekwhyte.ie, 0866001194

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

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



Uisce Éireann  
Bunca OP 6000  
Baile Átha Cliath 1  
Éire

Irish Water  
PO Box 6000  
Dublin 1  
Ireland

T +353 1 89 25000  
F +353 1 89 25001  
www.water.ie

**Planning Application No.**

LRD23A/0011 A1

**Date Lodged with Planning Authority:**

13/03/2024

**Development:**

The proposal comprises the 2nd phase (phase 2B) of a 2 phase development (first phase [phase2A] under planning reg. ref SD23A/0136 will comprise 48 no. duplex dwellings and phase 2 of Taobh Chnoic public park of c.1.74 hectares of open space, along with car parking and ancillary infrastructure) to result in an overall Phase 2 development of 179 no. dwellings (consisting of 119 no. 2 storey houses and 60 no apartments / duplex apartments in 5 no. 3 storey duplex buildings, and ancillary infrastructure). The phase 2B development will consist of the construction of 131 no. dwellings and open space as follows: A) 119 no. 2 storey houses (10 no. 2 bedroom houses, 95 no. 3 bedroom houses, 13 no. 4 bedroom houses and 1 no. 5 bedroom house. B) 12 no. apartments / duplex apartments in 1 no. 3 storey building - (6 no. 2 bedroom apartments and 6 no. 3 bedroom duplex apartments) all with terrace. C) Open space (c. 1.34 ha. in a series of open space areas) hard and soft landscaping (including public lighting & boundary treatment), communal open space for duplex apartments and apartments; along with single storey bicycle/bin stores and ESB substations; D) Vehicle access from the Athgoe Road from a new signalised junction along with upgrades to footpath and pedestrian crossing (on the Athgoe Road) as well as provision of vehicular/pedestrian/cycle link to permitted 'Graydon' (TA06S.305343) 'Newcastle Boulevard' to the East as well as 237 no car parking spaces and 94 no. bicycle spaces (4 no. motorcycle space) and all internal roads, cycleways, green routes and paths. E) Provision of surface water attenuation SuDs measures connection to water supply and provision of foul drainage infrastructure as well as an underground local pumping station (in northern part of site) to Irish Water specifications and all ancillary site development / construction / landscaping works. F) The proposal also includes upgrades (to provide surface water pipe upgrades) to the surface water network along Athgoe Road and Hazelhatch Road (for c. 1.2 km).

**Location :**

Within the townland of Newcastle South, Newcastle, And along Athgoe Road & Hazelhatch Road (R405) to (Ground Investigations Ireland premises), Co. Dublin.

**IW Recommendation:** **No Objection**

**IW Observations:**

**1 Water**

1.1 Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

**2 Foul**

2.1 Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

Signed on Behalf of Irish Water: **Maria O'Dwyer**

Date: **13/03/2024**



**Planning Application No.**

LRD23A/0011

**Date Lodged with Planning Authority:**

24/11/2023

**Development:**

The proposal comprises the 2nd phase (phase 2B) of a 2 phase development (first phase [phase2A] under planning reg. ref SD23A/0136 will comprise 48 no. duplex dwellings and phase 2 of Taobh Chnoic public park of c.1.74 hectares of open space, along with car parking and ancillary infrastructure) to result in an overall Phase 2 development of 179 no. dwellings (consisting of 119 no. 2 storey houses and 60 no apartments / duplex apartments in 5 no. 3 storey duplex buildings, and ancillary infrastructure). The phase 2B development will consist of the construction of 131 no. dwellings and open space as follows: A) 119 no. 2 storey houses (10 no. 2 bedroom houses, 95 no. 3 bedroom houses, 13 no. 4 bedroom houses and 1 no. 5 bedroom house. B) 12 no. apartments / duplex apartments in 1 no. 3 storey building - (6 no. 2 bedroom apartments and 6 no. 3 bedroom duplex apartments) all with terrace. C) Open space (c. 1.34 ha. in a series of open space areas) hard and soft landscaping (including public lighting & boundary treatment), communal open space for duplex apartments and apartments; along with single storey bicycle/bin stores and ESB substations; D) Vehicle access from the Athgoe Road from a new signalised junction along with upgrades to footpath and pedestrian crossing (on the Athgoe Road) as well as provision of vehicular/pedestrian/cycle link to permitted 'Graydon' (TA06S.305343) 'Newcastle Boulevard' to the East as well as 237 no car parking spaces and 94 no. bicycle spaces (4 no. motorcycle space) and all internal roads, cycleways, green routes and paths. E) Provision of surface water attenuation SuDs measures connection to water supply and provision of foul drainage infrastructure as well as an underground local pumping station (in northern part of site) to Irish Water specifications and all ancillary site development / construction / landscaping works. F) The proposal also includes upgrades (to provide surface water pipe upgrades) to the surface water network along Athgoe Road and Hazelhatch Road (for c. 1.2 km).

**Location :**

Within the townland of Newcastle South, Newcastle, And along Athgoe Road & Hazelhatch Road (R405) to (Ground Investigations Ireland premises), Co. Dublin.

**IW Recommendation:** **No Objection**

**IW Observations:**

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1.1 Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

**2 Foul**

2.1 Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

Signed on Behalf of Irish Water: **Maria O'Dwyer**

Date: **24/11/2023**



## Rachel Murray

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**From:** rachelmurray@SDUBLINCOCO.ie  
**Subject:** FW: Architectural Conservation Officer Comments RE: LRD23A/0011 Newcastle Village

I wasn't sure whether this was for you just to provide comment or actually make a decision re grant or refuse, apologies.

The summary still stands in that I don't think there is enough to refuse and especially where housing is needed but improvements are required and more details in order to agree suitable mitigation measures.

The overall design needs to be considered in order to provide a more suitable development and reduce visual impacts but allow it to sit well within its current context and within the ACA.

I would be recommending the following be attached to any grant of permission based on overall assessment and those concerns raised:

- Based on appraisal of the proposed development it is considered that not enough details has been provided with regard to possible impacts of the development on those protected structures adjacent to the development site or within the ACA. It is considered that a balance needs determined for a housing development of this scale within a historic village area and how the new build will sit within the site context and those visual and direct impacts by way of proper mitigation measures. A Design Rational/Design statement should be provided given the nature of the proposed development and size of area within the existing environs of Newcastle Village and in particular how design element and use of materials and finishes can negate visual impacts on the existing rural setting and ACA.
- It is considered that there are visual impacts in relation to this Protected Structure and its outbuildings in that its curtilage and site context are of a rural setting for the existing farmhouse (Newcastle Farm) and agricultural setting and views associated with this property. An Architectural Impact Assessment and photomontages showing the full extent of the development and how the new building will be viewed from the Village Core and from the Protected Structures highlighted in the EIAR report the full extent of the overall visual impact on the existing historic built environment is required. The Architectural Impact Assessment should provide mitigation measures to reduce and direct visual impact on the setting of PS site and ACA.
- There is indication that there will be direct visual impact on a number of PS. The loss of setting and material change to the existing landscape north of Newcastle Village, therefore it is imperative that the overall design of new development takes cognisance of the site context and its location within Newcastle ACA. The design should reflect the architectural style and elements in a contemporary way and the use of materials should reflect the existing building stock within the village which gives Newcastle its architectural character. These elements of design and finishes will assist in minimising visual impacts and allow any new development to harmonise within the existing built environment. It is therefore recommended that a revised design should be submitted based on a design rationale taking regard of the site context and location within an ACA. A Schedule of Materials should be provided which provide a material/colour palette which reflects the existing built environment allowing a sensitive new development at this location.

I trust the above is in order.



Kind regards,  
Irenie

**Irenie McLoughlin**  
**Architectural Conservation Officer**  
Architectural Conservation Section  
Project Delivery

**SOUTH DUBLIN COUNTY COUNCILS**  
**ARCHITECTURAL CONSERVATION OFFICER COMMENTS**  
**RE: LRD23A/0011 - NEWCASTLE VILLAGE**

Hi Deirdre,

I have assessed the details provided in Chapter 14 in Vol ii of the EIAR under the Section – Architectural Heritage.

I would like to provide the following comments based on the EIAR.

As stated in the EIAR - There are nine protected structures in the village centre and in the vicinity of the site of the proposed development on Athgoe Road. Eight of these are also included in the National Inventory of Architectural Environmental Impact Assessment Report – EIAR Volume II Newcastle South Phase 2B LRD 14-5 Heritage (NIAH) and there are a further three structures listed in the NIAH that could be said to be in the curtilage of a protected structure that is included separately in the NIAH. Another structure listed in the NIAH is not a protected structure, though it is included in the Sites and Monuments Record. There are six upstanding structures within that area that are included in the Sites and Monuments Record, two of which are also protected structures. The protected structures (RPS) and structures on the National inventory of Architectural Heritage are listed in a table which provides in the authors opinion the level of potential impact.

**Table 14.1: Definition of levels of significance**

Type of effect	Definitions relating to sites of architectural heritage significance
Profound	An effect that obliterates sensitive characteristics
Very Significant	Effects which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
Significant	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Slight	An effect which causes noticeable changes in the character of the environment without affecting its or sensitivities.
Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences

Details of structures that are included in the RPS and on the NIAH within the village or in the vicinity of the site are listed within the report with regard to any potential effects on each. Where structures were clearly part of the same property, as at Newcastle Lodge and its outbuildings, they are included together, notwithstanding more than one entry in the NIAH.

The details in the EIAR where the potential impacts are described reference is made to potential impacts for new road infrastructure and how the impacts are determined given the distance. It is the undersigns opinion that this way of measuring any potential impact is not appropriate when assessing the overall visual impacts on the setting and architectural integrity of a Protected Structure, outbuildings and associated features within the curtilage of the site. Or the overall context of the setting within the curtilage of a Protected Structure and the wider area of landscape setting and character area of an Architectural Conservation Area.

*For instance, with regard to one of the Protected Structures indicated adjacent to the proposed development, Newcastle Farm and Outbuildings, in the report, it is stated that "the indirect moderate effect on the setting of a number of protected the protected structure through the provision of a signal-controlled junction to the north of the site. The nearest houses will be set back from the road boundary at a distance of approximately 50 metres from the protected structure.....this will not have an adverse effect over and above the effect of the traffic signals and site boundary".*

It is considered that there are visual impacts in relation to this Protected Structure and its outbuildings in that its curtilage and site context are of a rural setting for the existing farmhouse (Newcastle Farm) and agricultural setting and views associated with this property. Without an Architectural Impact Assessment and photomontages showing the full extent of the development and how the new building will be viewed from the Village Core and from the Protected Structures highlighted in the EIAR report the full extent of the overall visual impact on the existing historic built environment of the area cannot be fully determined.

*It is also stated that "The dwellings in the vicinity of the Tower House and Newcastle Farm are two-storey houses. The design of the proposed development includes an additional set back (park area) to that contained in the Newcastle LAP from the tower house". It is considered that the overall design, height scale and position of the proposed new development needs to address the visual impact on the adjacent protected structures and the views and site context within Newcastle village core/ACA.*

The northern part of the main residential element of the application site lies within the Newcastle Architectural Conservation Area. As with any proposed new development within an ACA there are a number of design elements which should be considered in order to provide a sensitive new development. There are also a number of policies in the Newcastle LAP which address new development within the ACA and in particular the village core where there is a high number of protected structure sites which provide the ACA with its architectural character.

*Section 14.7.1 of the EIAR looks at potential impacts during the construction phase it states that "there will be no potential direct effects to structures of architectural heritage significance arising from the proposed development. As noted above, the northern part of the site lies within an architectural conservation area (ACA). As a result, the northern part of the development will have an impact on the character of this part of the ACA; however, the site is well screened by evergreen trees and hedges from the rest of the ACA and hence the impact will be confined to the area within the application site. The proposed upgrading to the surface water drainage will run through part of the ACA along the section at Athgoe Road and for a few metres on Hazelhatch Road. This will not impact any structures of built heritage significance and on completion the works will not have any impact on the character of the ACA".* Once again the undersigns considers that although the EIAR has identified no potential direct effects based on the authors opinion the undersigned considers that there will be potential impacts with regards to existing boundaries and also any upgrading works to service the site and possible direct impacts on road surface features and existing boundaries. It is considered that more detail needs to be provided with regard to works within the ACA as part of an Architectural Impact Assessment Report and suitable mitigation measures for agreement with the Councils Architectural Conservation Officer with regard to how the loss of architectural features and elements will be minimised.

In relation to previous pre-planning the Planners Report included the following;  
Specified Information required in addition to Article 23 of the Planning and Development Regulations (as per Article 16A(7)) - The below list advises on particulars required, echoing and in addition to those particulars provided for the purposes of the LRD Meeting, or particular issues which may need to be addressed as part of those particulars. This list is not exhaustive and may not include such particulars as may relate to issues not covered in this report, or otherwise not apparent from the particulars already submitted.

As part of the list an Assessment of ACA impacts (applicant is advised to contact the SDCC Architectural Conservation Officer). It should be noted that the undersigned was contacted directly by the historic building consultant via email, who requested feedback. In response for a request for comments the undersigned asked for further details with regard to pre-planning consultation and also details on the proposed development stating that "this will allow me to discuss details of the proposal with the Planners and make myself familiar with the details of the scheme etc. I am happy to provide feedback on any proposal, however I need more detail – as above". The Consultant provided a copy of the Planners Report based on the previous pre-planning but details on the proposed development and the visual impacts etc on the ACA were other were provided.

It should be noted that the overall visual impacts of a proposed scheme of this size on the outskirts of a very rural village should have been included in the EIAR or in a separate Architectural Impact Assessment given the villages designation as an ACA and potential impacts directly on a number of protected structures given their location to the development site or possible impacts on their setting. Following the feedback provided on previous pre-planning and advice that an Assessment of ACA impacts (applicant is advised to contact the SDCC Architectural Conservation Officer) no further detail has been provided in this regard. The Newcastle LAP sets out policies in relation not development within the ACA and adjoining areas on the perimeter of the village, however no reference is made with regard to a design rationale based on the site context and within an ACA and necessary mitigation in order to lessen visual impacts and provide a sensitive new development at this location.

### **Recommendations**

Based on the above appraisal of the proposed development it is considered that not enough details has been provided with regard to possible impacts of the development on those protected structures adjacent to the development site or within the ACA. It is considered that a balance needs determined for a housing development of this scale within a historic village area and how the new build will sit within the site context and those visual and direct impacts by way of proper mitigation measures. A Design Rational/Design statement should be provided given the nature of the proposed development and size of area within the existing environs of Newcastle Village and in particular how design element and use of materials and finishes can negate visual impacts on the existing rural setting and ACA.

There is indication that there will be direct visual impact on a number of PS. The loss of setting and material change to the existing landscape north of Newcastle Village, therefore it is imperative that the overall design of new development takes cognisance of the site context and its location within Newcastle ACA. The design should reflect the architectural style and elements in a contemporary way and the use of materials should reflect the existing building stock within the village which gives Newcastle its architectural character. These elements of design and finishes will assist in minimising visual impacts and allow any new development to harmonise within the existing built environment.

I would recommend that further information and details are needed in order to address the concerns highlighted above.

I trust the above is in order.

Kind regards,  
Irenie

**Irenie McLoughlin**  
**Architectural Conservation Officer**  
Architectural Conservation Section  
Project Delivery

The response to the further information requested on the provision of the community floorspace is noted. The applicant has offered a financial contribution in lieu of the provision of community floorspace on the site. The Local Authority currently have plans underway with regards to delivering an expansion of St. Finian's community centre (Reg. Ref. SD22A/0286) located to the north of the site. The proposal at St. Finians includes upgrade to the existing building into a state-of-the-art community facility, which is in line with similar SDCC community buildings within the county. It is proposed to construct a new rear extension and upgrade the building. The financial contribution in lieu of floorspace provision is accepted by the Planning Authority in this context.

The County Development Plan provides for a residential capacity of 646 for Newcastle in the Core Strategy. The current application of 131 and adjacent permitted development by the same applicant total 179 units, which is c28% of the overall planned residential capacity. In this context, the Planning Authority considers that a financial contribution to the value of 28% of the current order of magnitude costings for the Community Centre should be attached by condition. As such, the following condition is recommended

#### Contribution in lieu of Community Floorspace

In accordance with the submitted response to the Further Information on XXXX and prior to occupation of the first 50 units or as otherwise agreed in writing with the Planning Authority, the applicant shall pay a financial contribution of €1,120,000 (one million, one hundred and twenty thousand euros) unless otherwise agreed in writing with the Planning Authority, towards the delivery of upgrades, extensions and/or new community centres in the area. The financial contribution is in lieu of the provision of community floorspace on-site.

**REASON:** To provide for community floorspace in accordance with Policy COS 3, Objective COS3 Objective 1, Objective 2 and Objective 3 of the South Dublin County Development Plan 2022 – 2028