

Planning and Development, (Housing) and Residential Tenancies Act 2016 Planning and Development (Strategic Housing Development) Regulations 2017 Notice of Strategic Housing Development application to An Bord Pleanála We, HomeLand Silverveins Limited, intend to apply to An Bord Pleanála for planning permission for a strategic housing development at a site of approx. 2.74 ha at: Saint Joseph's House, and adjoining properties at Brewery Road and Leopoldstown Road, Dublin 16. The site consists of (1) Saint Joseph's House, Brewery Road, Stillorgan, Co. Dublin (494 7794); (2) Madonna House, Silverveins, Stillorgan, Blackrock, Co. Dublin (494 Y230); and (3) Properties at Woodleigh (D18 F349), Cloonagh (D18 P39), Soak El Raab (D18 76C5), Wellbrook (D18 H066), Calador (D18 W1Y2), Alhambra (D18 E3C4), Dalwhinnie (D18 P294), Anaghkeen (D18 ZW1) and 'The Crossing' (D18 W8 W2); all located at Leopoldstown Road, Dublin 16. The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows: The proposal provides for the demolition of 10 no. properties and associated outbuildings at Madonna House (single storey), Woodleigh (2 storeys), Cloonagh (2 storeys), Soak El Raab (2 storeys), 'The Crossing' (single storey), Calador (2 storeys), Alhambra (2 storeys), Dalwhinnie (2 storeys), Anaghkeen (1-2 storeys) and Wellbrook (2 storeys) (combined demolition approx. 2,291.3 sq m GFA). The new development will provide for (a) the refurbishment, internal separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from former residential care facility to residential use and a childcare facility; and (b) the construction of a new built element to provide for an overall total of 463 no. residential units, residential amenity space and a café. The overall development proposal shall provide for the following: • Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units); • Block B (4-7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units); • Block C (5-7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units); • Block D (5-10 storeys) comprising 157 no. apartments (36 no. studio units, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m; • Block E (Saint Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m; • Block F (3-6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units and 12 no. 2 bed units); Each new build residential unit (in Blocks A, B, C, D and F) has an associated terrace of private open space in the form of a terrace/falcynoy. Open Space proposals for Saint Joseph's House (Block E) include a mixture of private terrace/falcynoy areas and communal open space areas. The extent of works proposed for Saint Joseph's House (a Protected Structure) include: • The demolition of a single storey office, conservatory, glazed link, external store, external enclosed escape stairs with associated catwalks, toilet extension and 3 no. associated outbuildings to the west of Saint Joseph's House (demolition local approx. 173.4 sq m GFA); • The removal of external steel gates, all external steel escape stairs, catwalks, existing disabled access ramps, concrete steps, an external wall and associated roof area; • Relocation of external granite steps and the provision of a new raised entrance terrace, concrete steps and ramp areas; • Replacement of existing rooflights, the addition of roof lights, part new roof/new zinc roof, new external wall and roof to the east of the structure; • The provision of new door and window openings; • Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls. The Residential Amenity Areas of approx. 636 sq m proposed in Block D comprise a residential club/household purpose room, library/reading room, lounge area, concierge area, office area, post room, fitness club, all at ground floor level of Block D. A terrace lounge area is proposed at fifth floor level of Block D. 2 no. roof garden areas are also proposed at fifth floor level of Blocks C and D (approx. 400 sq m and 408 sq m respectively). Open Space (approx. 9,885 sq m) is proposed in the form of (a) public open space areas (approx. 6,660 sq m) which include a public plaza/courtyard area, a main area of public open space (including a play area and outdoor gym area) and woodland trail; and (b) all communal open space areas (approx. 3,205 sq m) which include areas adjacent to Saint Joseph's House (Block E), Block D and Block F, a courtyard and play area located between Blocks A and B and roof terraces at fifth floor level of Blocks C and D. Visual amenity open space areas (approx. 1,000 sq m) are also proposed at various locations throughout the development. Basement Level (approx. 9,445 sq m) is proposed with residential access from Blocks A, B, C, D and F. Bin storage areas, waste storage areas, and part attenuation area located at this level; 2 no. ESB Substations, 1 no. ESB Kiosk, 2 no. Switch Rooms, waste storage areas for Block E (Saint Joseph's House) and bicycle storage areas are proposed at surface level. A total of 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level) are proposed. At basement level, a total of 30 no. electric vehicles and 202 no. standard parking spaces are provided for. A total of 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level), dedicated cycle lift and 10 no. motorcycle spaces (all at basement level) are also proposed. Proposals for vehicular access comprise: 1 no. existing vehicular access point via Silver Pine (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of Anaghkeen at Leopoldstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopoldstown Road will replace 9 no. existing access points at Woodleigh, Cloonagh, Soak El Raab, Wellbrook, Calador, Alhambra, Dalwhinnie, Anaghkeen and The Crossing. The internal permeability proposed will provide linkages for pedestrians and cyclists to Leopoldstown Road and adjoining Greenway. Proposals also provide for the relocation of an existing bus stop along Leopoldstown Road. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; waste water; pumping station; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dan Laoighaire Rathdown County Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration of considerations specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dan Laoighaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.splanelia.ie Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent; (b) the subject matter of the submission or observations; and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel: 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Signed: (Agent: Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin) Date of publication: 29 September 2021

**Turon Enterprises Limited** (formerly Longboat Clinical Enterprises Limited), having never traded having its registered office at Unit 4, Castletroy Business Park, Castletroy, Co. Limerick and having no assets or liabilities exceeding €150, has resolved to notify the Registrar of Companies that the company is not carrying on business and to request the Registrar on that basis to exercise her powers pursuant to section 733 of the Companies Act 2014 to strike the name of the company off the register. By Order of the Board Ken O'Connell, Director

**Turon Nominees Limited** (formerly Longboat Clinical Nominees Limited), having never traded having its registered office at Unit 4, Castletroy Business Park, Castletroy, Co. Limerick and having no assets or liabilities exceeding €150, has resolved to notify the Registrar of Companies that the company is not carrying on business and to request the Registrar on that basis to exercise her powers pursuant to section 733 of the Companies Act 2014 to strike the name of the company off the register. By Order of the Board Ken O'Connell, Director

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

**Fingal County Council - We, Tesco Ireland Limited, intend to apply for permission for retention permission for development at a C.O.1. In site in the car park of Tesco, Whitestown Road and Park Road, Rush, Co. Dublin, K56 EB61. The development will consist of/consists of: (i) retention permission for "Click and Collect" signage; in the existing Tesco car park; and (ii) permission for the construction of a sheltered canopy (c. 50 sqm) in the existing car park for the purpose of providing 2 no. dedicated "Click and Collect" spaces for the existing Tesco store and all associated site development works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of 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.**

**ADULT CHAT LINE**

**1590 999 334** CHAT **1590 999 335**

INSTANT KINKY **1590 999 333**

HOUSE WIVES **1590 999 335**

1590 calls cost €2.95/Min. 1590 calls cost €0.97/Min. 18+ BOC 08 82868000. You may receive promotional texts to opt out text remove 03 93 9177

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# LOWRY'S GOT ALFA CHANGE

**AFTER being hit by the Team USA juggernaut at Whistling Straits, some members of the defeated European Ryder Cup team will be teeing up tomorrow in the Alfred Dunhill Links Championship.**

**Denis Kirwan** (16/1) is a proven links performer who will arrive in Scotland off the back of his Ryder Cup debut, an experience he thoroughly enjoyed despite the defeat. He will be aiming to improve on his top six finishes at the Dunhill Links back in 2013 and 2014. He's in excellent form and has not missed a cut since the Arnold Palmer Invitational back in early March, so it would be no surprise to see him win this tournament on courses he knows well. Hojgaard followed his identical twin brother Rasmus into the winner's enclosure recently at the Italian Open, and that success was bookended by top 20s at the Czech Open and BMW PGA Championship. At 80/1, he looks a good value each way bet. Sweden's Lagergren has finished in the top five at the Dunhill Links Championship three times in the past three renewals. He reserves his best form for this event and was in the top 30 at the BMW PGA Championship, so makes plenty of each way appeal at 125/1. In the US, the Sanderson Farms Champion-ships h i p

**GOOD BETS:** Shane Lowry and Seamus Power

takes place once again at the County Club of Jackson, Mississippi. Europe's most successful Ryder Cup player, Sergio Garcia, will defend the title he won last year on a 19-under par total by a shot from Peter Mahath, with JT Poston, Henrik Norlander and Keegan Bradley filling the places. The previous year, Sebastian Munoz won in a play-off over Sungjae Im after the pair had finished on 18-under. Ben An, Kevin Streelman and Carlos Ortiz completed the top five. My three against the field for this year's renewal are Will Zalatoris, Garcia and Seamus Power.

**Debut** Zalatoris (16/1) had eight top 10 finishes in his debut season, including a second-place finish at the Masters and a top 10 at the PGA Championship. He has been playing well in recent week, finishing in the top dozen in two of his last three starts and is likely to be one of the principals. Zalatoris looks set to be a Ryder Cup star of the future, strengthening even further a formidable US side. Garcia (20/1) was the star player for Europe alongside Jon Rahm at Whistling Straits and goes into the defence of his Sandersons Farm title in great form, with two top 10s in his most recent outings. Garcia has won a title every year for the past 10 years and he will be keen to keep this sequence intact. He has a great chance to do so this week. Finally, Power landed his maiden PGA Tour title when he won the Barbosa Championship back in July. The East Waterford player had two top 10s in the John Deere Classic and Rocket Mortgage Classic, in the lead up to that win, so his form has been excellent and he's worth backing at odds of 50/1 to go well again this week.

**ON THE GREEN** Horschel (14/1) has been in excellent form, and landed the BMW PGA Championship earlier this month. He's the highest ranked player in the world in the field and should be involved at the business end. Lowry (16/1) is a proven links performer who will arrive in Scotland off the back of his Ryder Cup debut, an experience he thoroughly enjoyed despite the defeat. He will be aiming to improve on his top six finishes at the Dunhill Links back in 2013 and 2014. He's in excellent form and has not missed a cut since the Arnold Palmer Invitational back in early March, so it would be no surprise to see him win this tournament on courses he knows well. Hojgaard followed his identical twin brother Rasmus into the winner's enclosure recently at the Italian Open, and that success was bookended by top 20s at the Czech Open and BMW PGA Championship. At 80/1, he looks a good value each way bet. Sweden's Lagergren has finished in the top five at the Dunhill Links Championship three times in the past three renewals. He reserves his best form for this event and was in the top 30 at the BMW PGA Championship, so makes plenty of each way appeal at 125/1. In the US, the Sanderson Farms Champion-ships h i p

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**Denis' TOP TIPS**

**DUNHILL LINKS**  
Billy Horschel  
Shane Lowry  
Nicolai Hojgaard (EW)  
**SANDERSONS FARM**  
Will Zalatoris  
Sergio Garcia  
Seamus Power (EW)

**Victor Perez** won the last edition in 2019, on 22-under-par, a shot ahead of Matthew Southgate, with Joakim Lagregren, Paul Waring and Lucas Bjerregard won the previous year on 15-under a shot clear of Fleetwood and Hatton, who just failed to win it for a third consecutive year. Hatton became the first player to successfully defend the title in 2017 on 24-under par, three ahead of Ross Fisher, with Victor Dubuisson, Marc Warren and Robert Rock in the places. It was also the second year in succession that Hatton and Fisher had finished 1-2. Hatton finished on 23-under the year before, four shots clear of Fisher, with Richard Sterne, Lagergren and Warren filling the places. Hatton didn't have a great Ryder Cup and his recent form has been poor, with four missed cuts in his last six starts, so it would be a surprise if he managed to regain this title. My three against the field are Horschel, Lowry and Nicolai Hojgaard. Former FedEx Cup winner