PLANNING

Planning and Development Acts 2000 (as amended) Notice of Direct Planning Application to An Bord Pleanála in respect of a Strategic Infrastructure Development County Tipperary In accordance with Section 37E of the Planning and Development Act 2000, as amended, Brittas Wind Farm Limited gives notice of its intention to make an application for permission to An Bord Pleanála in relation to the following proposed development in the townlands of Brittas, Rossestown, Clobanna, Brownstown, Killeenleigh, Kilkillahara, Brittasroad, Coolgarrane, Athnid More, Cassestown, Laghtagalla, Farranreigh, Furze, Loughlahan, Ballygammane, Co. Tipperary. The proposed development for which permission under Section 37E is being sought will include the following: •10 No. Wind Turbines with a blade tip height of 180m, hub height range from 102.5 to 105.5m and a rotor diameter range from 149m to 155m; • 10 No. Wind Turbine foundations and Hardstand areas and associated drainage infrastructure; • 1 No. Permanent Lidar unit and associated foundation, hardstand area and compound for Meteorological Monitoring; • 1 No. 110kV Electrical Substation including 2 No. control buildings, electrical plant and equipment, welfare facilities, carparking, water and wastewater holding tanks, security fencing, lightening protection and telecommunications masts, security cameras, external lighting and, all associated infrastructure; • Installation of medium voltage underground electrical and communication cabling connecting the wind turbines to the proposed onsite substation and associated ancillary works; • Installation of approximately 7km of underground electricity and communication cabling between the proposed onsite substation and the nearby existing Thurles 110kV substation in the townland of Ballygammane, Co. Tipperary. The cabling will be laid primarily within the public road and will connect the proposed wind farm to the national grid; • 4 No. Site Entrances from the public road and associated fencing and signage; • Construction of new permanent site access tracks, turning heads and associated drainage infrastructure; • The upgrading of existing access tracks and associated drainage infrastructure; • 2 No. Temporary construction site compounds and mobile welfare facilities; • 1 No. Borrow pit and associated drainage infrastructure to be used as a source of stone material during construction; • Spoil deposition areas; • Associated surface water management systems; • Tree felling and hedgerow removal to accommodate wind farm infrastructure; • Temporary accommodation works at 2 no. locations adjacent to the public road to facilitate delivery of turbine components to site within the townlands of Brittas and Brittasroad, Co. Tipperary. The works primarily relate to trimming and clearing of vegetation, temporary removal of street furniture and fencing, and installation of temporary stone hard standing; and • All related site works and ancillary development; The applicant is seeking a ten-year permission and an operational period of no less than 35 years from the date of commissioning of the entire Wind Farm. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this application. Certain details of the proposed development are unconfirmed in the planning application and an opinion on unconfirmed details also accompanies the application. The planning application, 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 a copy) during public opening hours for a period of seven weeks commencing on 17 th of December 2024 at the following locations: • The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1. • The offices of Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary The application may also be viewed/downloaded on the following stand-alone website: • brittaswindfarmplanning.ie Submissions or observations may be made to An Bord Pleanála (The Board) during the above-mentioned period of seven weeks relating to: i. the implications of the proposed development for proper planning and sustainable development, and ii. the likely effects on the environment of the proposed development, and iii. the likely significant effects or adverse effect on any European site, if the development is carried out. Any submissions/observations much be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30pm on 14th of February 2025. Such submission or observation shall state: • The name of the person making the submission or observations, the name of the person acting on their 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; and • The reasons, considerations, and arguments on which it is based in full (Article 217 of the Planning and Development Regulations refers). Any submissions or observations which do not comply with the above requirements cannot be considered by the Board. Find out more information on the Board's website www.pleanala.ie/en-ie/observations 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' on the Board's website www.pleanala.ie). The Board may in respect of an application for permission decide to: (a) (i) grant the permission, or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or (b) refuse to grant the permission. A person may question the validity of any such decision of 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 or on the Citizens Information Services website www.citizensinformation.ie.

WESTMEATH COUNTY COUNCIL Athlone Business Park, Kilmacuagh (Castlemaine) TD. and Bunnahinly TD., Athlone, Co. Westmeath. We, Kelly Construction (Athlone) Limited intend to apply for planning permission for the construction of a new Warehouse / Garage Unit and associated office space (1,054 sqm total) for the servicing / maintenance of vehicles, primarily trucks and vans, at Athlone Business Park, Kilmacuagh (Castlemaine) TD. and Bunnahinly TD., Athlone, Co. Westmeath. The proposed development will include all earthworks, drainage infrastructure and attenuation, landscaping, security fencing / boundary treatment, car parking spaces, truck parking spaces, bicycle parking spaces, and all other associated site development works above and below ground level. The proposed development will include all associated site development works with connections to existing services previously permitted and constructed at Athlone Business Park, Kilmacuagh (Castlemaine) TD. and Bunnahinly TD., Athlone, Co. Westmeath. 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, Áras an Chontae, Mullingar during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority at the above office 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: Seán Greene (Agent's address: TOBIN, Fairgreen House, Fairgreen Road, Galway, H91 AXK8)

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL: We, Rachel Carmody Design Limited, 16-17 Suffolk Street, Dublin 02 (Telephone 019104254), intend to apply to Dun Laoghaire Rathdown County Council: for permission to extend and refurbish the existing property on the site of no.8 Shandon Park, Monkstown, South County Dublin, on behalf of Eibhlin McNamara and Ian O'Connell. The proposed development will consist of internal alterations to the existing ground and first floor levels, the construction of a part single-storey, part two-storey extension at first floor to the rear of the existing dwelling, a new dormer window to the front of the existing dwelling, the reconfiguration of the existing fenestration details to the front and sides, the extension of the existing garage structure, along with the widening of the existing vehicular access, all along with associated landscaping, ancillary and 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 Dun Laoghaire Rathdown County 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 EUR20 within the period of five weeks beginning on the date of receipt by the Authority of the application.

Fingal County Council We, Alex & Barbara Neilan intend to apply to Fingal County Council for planning permission for works to existing dwelling house as follows: A: demolition of existing attic/gym/office roof glazing to rear elevation & northeast side elevation, B: proposed replacement attic/gym/office roof glazing to rear elevation, C: proposed attic/gym/office dormer window to northeast side elevation and associated works at No. 9, The Old Golf Links, Malahide, Co. Dublin, K36 AX66. 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 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: Stephen Blake, M.R.I.A.I., Registered Architect Trihill, Ballinamore Bridge, Ballinasloe, Co. Galway 090 6624681 / 087 635 8949 / stephen@sbarchitect.ie

MEATH COUNTY COUNCIL - FURTHER INFORMATION - Carroll Estates Dunboyne Limited have applied to Meath County Council for permission for development of a Large-Scale Residential Development on a site of 5.99 ha, at Old Navan Road, Dunboyne, Co. Meath. The principle site is bound generally by The Old Fairgreen Estate to the South, the Old Navan Road to the West, and the Iarnród Eireann Pace Railway Line to the East, with some infrastructural works proposed to the East of the Railway Line. The proposed development will consist of the following: a) Development of 171 no. residential units as follows: i. 114 no. houses comprising 101 3-bedroom houses, and 13 no. 4-bedroom houses, ranging in size from c. 107.6 sqm to c. 153 sqm, all 2-storeys in height. Each house will have an associated rear/side private garden. ii. 57 no. apartment/duplex units comprising the following: 5 no. 1-bedroom units of c. 56 sqm to 66.9 sqm, 26 no. 2-bedroom units of c. 78.8 sqm to 120.2 sqm., and 26 no. 3-bedroom units of c. 119 sqm to 128.6 sqm. in 7 no. blocks ranging in height from 2 to 3 storeys. All apartment and duplex units will be provided with private open space areas in the form of balconies/terraces. iii. Communal open space associated with the proposed apartment units will be provided in the form of landscaped areas located in the vicinity of the apartment units (of c. 595 sqm). iv. Provision of 301 no. car parking spaces across the development site (inclusive of accessible (4 no.) and EV (60 no.) parking spaces) and 195 no. bicycle parking spaces for residents and visitors of the scheme provided throughout the development site. b) 1 no. childcare facility of c. 161 sqm with associated outdoor amenity space of c. 40sqm. c) The provision of landscaped public open space amenity areas (totalling c. 6971 sqm). d) Surface water drainage infrastructure on a site of c. 0.36 ha on the eastern side of the railway line (all lands in the control of the applicant). e) Section of the Dunboyne Eastern Distributor Road from the western site boundary with Navan Road to the eastern site boundary. This includes all associated vehicular and pedestrian accesses, carriageways, paths and junctions. Meath Co. Co. Reg Ref 24/60063 - encroaches the application lands in this regard. f) All associated site development works, demolition of an existing disused entrance way, services provision, infrastructural and drainage works, vehicular connections, internal access roads, homezones, cycle and pedestrian infrastructure, bin stores, bicycle stores, apartment storage, car parking, public lighting, communal and public open space, private open space in the form of terraces/balconies, and rear/side gardens, as well as all landscape and boundary treatment works. The planning application is also available for public viewing at the following website: www.bracetownlrd.ie. Planning Register Reference 24/60625 refers. Significant further information and revised plans, and an accompanying NIS, 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 its public opening hours. A submission or observation in relation to the further information, revised plans or NIS may be made in writing to the planning authority within the statutory time limit - not later than 2 weeks after the receipt of the newspaper notice and site notice by the planning authority under or, in the case of an application accompanied by an EIAR, within 5 weeks of receipt of such notices by the planning authority. 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.

DUBLIN CITY COUNCIL: The Land Development Agency intends to apply for permission for development comprising enabling works pending redevelopment at a site of c. 0.65 ha that comprises No. 1-3 Thomas Court, Dublin 8; a former cash & carry building at the rear of Nos. 10-13 Thomas Street West, Dublin 8 (D08 VH9W) with vehicular access to Rainsford Street to the south (The Digital Hub building at Nos. 10- 13 Thomas Street West, Dublin 8, D08 PX8H, is a Protected Structure (RPS No. 8149) located outside the Application site); a vacant site between Nos. 13 and 17 Thomas Street West, Dublin 8; and a surface car park to the rear of Nos. 17 to 25 Thomas Street West, Dublin 8 with existing access from Thomas Court to the west. (Nos. 19 and 22 Thomas Street are Protected Structures RPS Nos. 8150 and 8151, respectively.) The application site adjoins structures abutting Vat House 7, Crane Street, Dublin 8 (Protected Structure, RPS no. 2071), and adjoins No. 28 Thomas Street West ("Arthur's Pub"), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152). The development will consist of the demolition of: a part- single, part-two storey former cash & carry building to the rear of Nos. 10-13 Thomas Street West, Dublin 8, D08 VH9W, with vehicular access to Rainsford Street to the south (c. 2,939 sq m); a two storey structure (over part cellar) vacant building at Nos. 1-3 Thomas Court, Dublin 8 (c. 476 sq m) and making good of the southern elevation of the adjoining No. 28 Thomas Street West ("Arthur's Pub"), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152); and selected boundary walls. The development will also consist of interim development pending the future regeneration of the site to include: the use of an area of c. 350 sq m at Thomas Court as a tree and plant nursery and as an apiary; the erection of hoardings with graphics between No. 13 and No. 17 Thomas Street West, at Nos. 1-3 Thomas Court; and at Rainsford Street at the southern boundary of the former cash & carry building. The development will also consist of the provision of: a redesigned and repositioned vehicular entrance and gate at Thomas Court; boundary treatments; hard and soft landscaping; and all site development works above and below ground, including decommissioning, diversion and replacement of piped 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 Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). 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.

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

FINGAL COUNTY COUNCIL: South Dublin Routing 4 No.2 ltd intends to apply for permission at a site of c. 1.64 ha at Orion Business Park, North-West Business Park, Ballycoolin, D15 XE2N. The application for permission consists of amendments to permission Reg. Ref. FW17A/0157 as amended by Reg. Refs. FW18A/0114, and FW24A/0246E accounting for various amendments to the permitted 3 no. data centres, associated infrastructure and associated works The proposed modifications will comprise the following: • Revised layout for southwest corner of the site to provide for a Battery Energy Storage System (BESS) with raised platform and screening, and modifications to the permitted concrete surface and landscaping to allow for same; • 500mm increase in the building height of the permitted MV2 building. • Modification of stair access to the permitted fuel & Urea tanks by way of addition of 2 No. steel stair towers; • Addition of plant housing between the CSB building and fuel tanks of c. 15 sq m and height of c. 3.7m; • Change in height of flue sampling platforms at each of the 3 No. flue groups by 600mm; and • All associated works ancillary to the modifications. The application relates to a development for the purposes of an activity requiring an industrial emissions licence and EPA-Industrial Emissions Directive (IE) licence (EPA Reg No. P1210-01) has been applied for in relation to the activity at the development site. 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 of 9.30 - 16.30 (Monday -Friday) at Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin. 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, DRAKEBROOK LIMITED, intend to apply to the above-named planning authority for Planning Permission to carry out the following development works to No. 22 Wicklow Street, Dublin 2. The building is located within the South City Retail Quarter Architectural Conservation Plan. The development works will consist of. (1) Carry out material alterations and Change of Use to existing mid-terrace four-storey building, to provide 3 no. new one-bedroom apartments at first, second & third floor levels. (2) Proposed works will also involve internal fit-out work, together with all associated site development works including connections to public 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 Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). 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.

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL I, Enda Mulkerrin, intend to apply for planning permission and retention permission at 1 Mount Albion Road, Beaumont Avenue, Churchtown, Dublin 14, D14 EA03. Retention permission includes: (i) Demolished chimney (ii) Part demolition of 3.5m wide existing boundary wall to provide new vehicular entrance from Mount Albion Road to facilitate 2 no. on site car parking spaces. Planning permission will consist of the following: (i) Construction of a new front entrance for the existing house facing Mount Albion Road; (ii) Reconfiguration of the internal layout to provide 2 No. bedrooms, a walk-in wardrobe and a new WC. (iii) Minor modifications to the front and side elevations of the existing house; All with associated site works and drainage. The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm. 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 5 weeks of receipt of the application by the Planning Authority 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 Red Rock Pleasants Street Ltd. intend to apply for planning permission for development at a site on lands (c. 0.0744 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The development will consist of: A) The demolition of the existing building on site (c. 973.4 sqm) and the construction of a 6-no. storey (over-basement) hotel (overall height c. 19.455m) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of c. 3,916 sqm); B) Construction of 100 no. bedroom hotel from basement to fifth floor levels; C) Provision of a reception area (with pedestrian access from Pleasants Street) with ancillary café/bar/restaurant use (c. 200 sqm) and ancillary areas at ground floor level; and, D) Provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the 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 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.

KILKENNY COUNTY COUNCIL - I, Katie Mai McCarthy, intend to apply for planning permission for the construction of a two-storey dwelling house, on site treatment-system, vehicular access from an existing private avenue, and all site and ancillary works at Rathclogh, Danesfort, Co.Kilkenny. 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 Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m.- 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning 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: Brian Dunlop Architects

Meath County Council We Remcoll Capital Ltd are applying to Meath County Council for Full Planning Permission for the alterations to the approved planning permission (reference number 21/1503). The alterations will consist of: 1. Permission to permit the dwelling houses to be made available for occupation by people with varying disabilities, who will reside in the dwellings. 2. For the omission of condition number 4 of the approved planning permission referring to Section 47 Agreement. 3. For the omission of condition number 6 of the approved planning permission referring to Part V agreements. 4. For all ancillary site works at The Commons, Maudelins Brook, Duleek, Co. Meath. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, during its public opening hours 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 (€20.00) 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.

FINGAL COUNTY COUNCIL - We, Emer & Fergal McStay, intend to apply for planning permission on this site 8 Oakleigh Court, Malahide, Co. Dublin. The development will consist of the construction of a single storey side extension to the existing detached dwelling, minor elevational alterations, a rear garden shed 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 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.