

## KILDARE COUNTY COUNCIL

## Notice Of Significant Further Information/Revised Plans

Name of Applicant: Maynooth Montane Limited  
Location of Development: Lands at "Railpark West", in the townland of Railpark, Maynooth, Co. Kildare. The application site is bounded to the northwest by the dwelling known as 'Rosturk House', Old Railpark/Parklands Grove (W23 X2F1), to the north by the dwelling known as 'Beal Na Bláth', Old Railpark/Parklands Grove (W23 N6E8) and to the northeast by an existing residential dwelling and outbuildings along Old Railpark/Parklands Grove (W23 CH89). The eastern boundary adjoins the permitted Maynooth Eastern Ring Road (MERR), and the southern boundary is bordered by agricultural lands.

Planning Register Reference Number of the Application: 25/61468

The development applied for consisted of:

"The proposed development will consist of 139 no. residential units, a creche and all associated development, on a site of approximately 2.77 hectares. The development will consist of the following:

1. Demolition of all existing structures on the site (c. 253.9 sq.m of floorspace).
2. Provision of a residential scheme of 139 no. units (26 no. 1-bed units, 62 no. 2-bed units, 24 no. 3-bed units and 27 no. 4-bed units) along with creche. The development will include for the following:
  - \*8 no. duplex units/apartments within a duplex block (2 no. 1-bed, 2 no. 2-bed, 4 no. 3-bed)(3-4-storey).
  - \*21 no. apartments in Block 01 (3 no. 1-bed, 17 no. 2-bed, 1 no. 3-bed)(3-5-storey).
  - \*18 no. apartments in Block 02 (3 no. 1-bed, 14 no. 2-bed, 1 no. 3-bed)(3-4-storey).
  - \*10 no. apartments in Block 03 (5 no. 1-bed, 5 no. 2-bed) (3-4-storey) with a creche (c.525.9 sq.m) at ground floor level.
  - \*23 no. apartments in Block 04 (9 no. 1-bed, 9 no. 2-bed, 5 no. 3-bed)(5-storey over undercroft - 6 storeys in total).
  - \*23 no. apartments in Block 05 (4 no. 1-bed, 15 no. 2-bed, 4 no. 3-bed) (5-storey over undercroft - 6 storeys in total).
  - \*5 no. detached, 4-bed, 2-storey houses (with convertible attic)(Types A1.1 and A1.2);
  - \*12 no. terraced, 4-bed, 3-storey houses (Types A2.1, A2.2 and A4)
  - \*6 no. semi-detached/end-terraced, 4-bed, 2-storey houses (Type A3)
  - \*13 no. terraced/end-terraced, 3-bed, 2-storey houses (with convertible attic)(Types B1.1 and B1.2).

All duplex apartments and apartment units will be provided with a balcony, terrace or private garden on all elevations. The proposal will include for a new vehicular/pedestrian/cyclist access from the permitted Maynooth Eastern Ring Road (MERR) to the east and adjoining future residential development to the south, as well as pedestrian/cyclist access (and vehicular access for one of the proposed houses (unit no. 13)) to Parklands Grove/Old Railpark to the north of the site.

The proposal will also include 189 no. car parking spaces and 269 no. cycle parking spaces at surface and undercroft level (undercroft located under blocks 4&5), public and communal open spaces, roof deck garden, landscaping, boundary treatments, plant areas, green/blue roof, waste management areas, and services provision (including ESB substation) and all associated works required to enable this development including connection to the Uisce Eireann network.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The planning application together with the Natura Impact Statement (NIS) 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, Devoy Park, Naas, Co. Kildare, during its public opening hours or on their website [www.kildarecoco.ie](http://www.kildarecoco.ie). The LRD application may also be inspected online at the following website set up by the applicant: <https://www.railparkwestlrld.ie>.

Significant Further Information consists of:

- \*Revisions to the surface water drainage and Sustainable Drainage Systems (SuDS) strategy, including revised detention basins, bioretention areas, SuDS tree pits, permeable paving, updated public open space calculations, Taking in Charge arrangements, and enhanced nature-based drainage and landscape integration measures.
- \*Revisions to the Ecological Impact Assessment (EclA) and Biodiversity Action Plan (BAP), including additional ecology surveys, updated mitigation measures, and enhanced biodiversity and habitat creation proposals.
- \*Revisions to the Natura Impact Statement (NIS), including updated mitigation measures and minor clarifications in response to Further Information request, and to be implemented through the updated Construction Environmental Management Plan (CEMP).
- \*Amendments to landscape proposals, boundary treatments, and public open spaces, including revised planting, play equipment, pathways, seating, and entrance treatment to the MERR interface.
- \*Amendments to architectural design and layout, including revised apartment and duplex elevations, balcony treatments, gateway building detailing, internal storage provision, external finishes, and updated CGI imagery.
- \*Revisions to site entrance arrangements, construction traffic arrangements, traffic calming measures, and all associated infrastructure are contained within the red line boundary and tie into the approved MERR scheme.

Significant Further Information/revised plans have been furnished to the planning authority in respect of this proposed development, and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the authority during its public opening hours.

A submission or observation in relation to the significant further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee within 5 weeks from receipt of new notices by the Planning Authority (this fee is not applicable to persons who made original observations/submissions).

## PLANNING

Louth County Council:  
Significant further information/Revised plans

We, Jordan Homes IRL Limited, have submitted Further Information/Revised Plans in relation to Planning Application Ref. No. 25-60803 for a development at Grange Close, Muirheavna Mor, Dundalk, Co. Louth, A91 TC97.

The development applied for consists of the following:  
Alterations to previously granted Planning Application - Ref No. 24-086

These alterations will consist of revisions to the 6 No. apartment, three-storey residential building to include provision of 8 No. own door apartments including 4 No. one bedroom ground floor apartments and 4 No. three bedroom two storey apartments (to first and second floors) including associated elevational / design changes in place of that previously granted. Alterations to previously granted associated site development works.

Significant further information/Revised plans submitted includes the following.

- 1) Alterations to Building Design. The proposed development now consists of 8 No. own-door apartments, comprising 4 No. one-bedroom ground-floor apartments and 4 No. two bedroom, two-storey apartments over the first and second floors.
- 2) Elevational changes including change of roof form from pitched roof to flat roof.
- 3) Revisions to finished floor Levels.
- 4) Revisions to Site layout.
- 5) Revisions to SUDS Report
- 6) Submission of a Road Safety Audit Report Significant further information in relation to the application has been furnished to the planning authority 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 further information may be made in writing to the planning authority on payment of the prescribed fee of €20.00, not later than two weeks after receipt of this newspaper notice and site notice by the planning authority.

Signed: CMD Architects Limited

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Yours sincerely,

Aidan Mc Donnell

For CMD Architects Limited

## SOUTH DUBLIN COUNTY COUNCIL

I LISA BAKER intend to apply for Permission for development at this site  
NO.46 CARRIGWOOD, FIRHOUSE,  
DUBLIN 24 D24 XK2W

- The development will consist of
1. PROPOSED FIRST FLOOR EXTENSION OVER THE EXISTING GROUND FLOOR LAYOUT, COMPRISING OF NEW BEDROOM, UTILITY AND EXTENSION TO EXISTING BATHROOM
  2. REMOVED OF EXISTING TILED ROOF TO SOUTH WEST ELEVATION TO ACCOMMODATE PROPOSED FIRST FLOOR EXTENSION
  3. PROPOSED DORMER ROOF AND WINDOWS CONSTRUCTED TO THE REAR SOUTH EAST FACING ELEVATION
  4. INTERNAL AND EXTERNAL MODIFICATIONS TO THE EXISTING FLOOR PLANS AND ELEVATIONS
  5. AND ALL ASSOCIATED SITE WORKS.

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 10am to

4pm, and may also be viewed on the Council's website [www.sdcc.ie](http://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.

Signed: (AGENT PAULINE STYNES, ESKER HILL, KILDANGAN MONASTEREVIN, CO.KILDARE) WWW.Architectureservices.ie

PAULINE STYNES 086 3746046



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South Dublin County Council - ARP 4.2 Sustainable Communities (Ireland) Fund intends to apply for permission for the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Actives premises; and to the north by the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works. The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area. The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 5 No. motorcycle parking spaces; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground. 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 10am to 4pm, and may also be viewed on the Council's website - [www.sdcc.ie](http://www.sdcc.ie). The Planning Application may also be inspected online at the following website set up by the applicant: [www.whitestownwaylrld.ie](http://www.whitestownwaylrld.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.

## Kildare County Council - Significant Further Information.

Mulberry Properties Ltd have submitted significant further information for planning application reference number 26/60185 at The Paddocks, Knockaulin, Leixlip, Co. Kildare. The development applied for consisted of amendments to previously approved planning permissions, reg refs 21655 & 221483, as follows: Retention permission for raising of Ground Floor level and First Floor level by 600mm over as-permitted level, to facilitate adjacent site levels and access; Permission for the following amendments: Resultant increase to parapet levels by 600mm as a result of Ground Floor level height increase; Changes to intermediate floor levels and heights; Addition of 4no. windows, comprising of 1no window on each floor, to south-facing elevation; Addition of 3no. windows & 1no. external door to north-facing elevation, comprising of 1no window on each upper floor and door on Ground Floor; Increase of size of 4no. windows to west-facing elevation comprising of 1no window on each floor; relocation of previously approved Bike Store to location adjoining the existing Apartment Block Bin Store; revised approach to main entrance and landscaping and drainage, to suit revised ground floor level. Significant further information has been furnished to the planning authority in respect of this proposed development, consisting of alterations to submitted Site layout, including additional private open space allocated to 2no. units (1no. maisonette unit & 1no. barn unit). The significant further information is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority during public opening hours of the Planning Department. 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 2 weeks (within 5 weeks if the application is accompanied by and Environmental Impact Assessment Report) from receipt of the new notices by the Planning Authority (this fee is not applicable to persons who made original observations/submissions).

Dublin City Council - I, Aileen Griffin intend to apply for Permission for development at this site: Site to the rear of 9 Saint Pappin Road, Dublin 11, D11 DH93. The development will consist of: Construction of a single storey 2 bed-4 person Dwelling comprised of 2 no. Bedrooms, Bathrooms, Storage, Kitchen/Living/Dining, refuse storage; (ii) Provision of vehicular access via existing side lane; (iii) Provision of car and bike parking with private outdoor amenity space to the front and rear of dwelling. (iv) Landscaping, boundary treatments, foul/surface drainage and all site works necessary 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.

SOUTH DUBLIN COUNTY COUNCIL. Notice of Further Information/Revised Plans - Reference Number: SDZ25A/0050W Evara Developments Limited intends to apply for Permission at a site (approx. 1.67 Ha) in the townland of Gollierstown, Adamstown, Lucan, Co. Dublin. The development applied for consisted of a mixed use residential and commercial development in 3no. interconnected blocks (H1, H2 & H3) ranging in height from 1 to 9 storeys (with ancillary basement plant room at Block H2) accommodating 214no. apartments (25no. studio, 94no. 1-bed, 79no. 2-bed 3-person, 16no. 2-bed 4-person) with private patios/terraces provided for all apartments; 4no. retail units (c. 1,444sqm total) located at ground floor level; a childcare facility (c. 1,005sqm) located at ground and first floor levels and associated outdoor play space (c. 204sqm); all associated site development and landscaping works including public open space; dedicated communal open space areas to serve each apartment block; bicycle parking; amendments to existing road infrastructure at Sleeper's Place to provide 2no. dedicated drop off bays and a new pedestrian crossing; amendments to the local street located to the north of 'The Railyard' to accommodate a shared vehicular, cyclist and pedestrian local street and 18no. car parking spaces at grade. 82no. car parking spaces to serve the development are already provided in the existing multi-storey car park at The Crossings, Adamstown. The proposed development will be accessed at an upgraded vehicular, cyclist and pedestrian junction at Sleeper's Place, with the vehicular access to the existing multi-storey car park also being off Sleeper's Place. This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001. Significant Further Information/ Revised Plans have been furnished to the Planning Authority in respect of this proposed development, and are available for inspection or purchase at the offices of the authority during its public opening hours. A submission or observation in relation to the further information or revised plans may be made in writing to the planning authority not later than 2 weeks after the receipt of the newspaper notice and site notice by the Planning Authority. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation.

## DUBLIN CITY COUNCIL

AMG Waterloo House Unlimited Company intends to apply for planning permission for development at No. 6 Waterloo Road, Ballsbridge, Dublin 4, D04 Y3Y8, a Protected Structure (RPS Ref. No. 8251). The proposed development will consist of the change of use of the existing 3 storey over basement/garden level building formerly in office use (now vacant), and 1 no. Basement/garden level apartment, to provide a new 10 no. Bedroom guest accommodation use. The proposed development provides for internal reconfiguration, refurbishment and conservation of the existing protected structure to accommodate the proposed guest accommodation use; part demolition of existing lean-to sheds to the rear of the existing 3 storey return and construction of a new 3-storey circa 13.5 sq m metal-clad extension; replacement of non-original windows with double hung timber sliding sashes with slim double glazing units. The proposed development also includes for upgrading the fire resistance of original floors and doors; provision of a single storey plant room to the rear of the 3 no. storey rear extension to house plant and water storage tanks; assessment of, and appropriate conservation led repair and refurbishment works to railings, parapets, rainwater goods and roof and chimneys; provision of on-site car parking facilities and cycle parking in the existing front car park; hard and soft landscaping to the front and rear; piping, ducting and cabling; all associated ancillary site development works above and below ground. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.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.

## Dublin City Council

We, Hentive Limited, intend to apply for permission for the addition of Class 8 use to the permitted retail/non-retail services use at Ground Floor Unit 32, Block A, Balfe Court, Walkinstown Road, Dublin 12, D12 K3EC. 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.

**TO PLACE A  
LEGAL OR PLANNING NOTICE  
TELEPHONE 01- 485 4835  
OR EMAIL: [legal@thestar.ie](mailto:legal@thestar.ie)**