

“In deciding a planning application the Planning Authority, in accordance with Section 34 (3) of the Planning and Development Act, 2000, as amended, has had regard to submissions and observations received in accordance with the Planning and Development Regulations 2001 to 2011. It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the Data Protection Acts 1988 and 2003 taking into account of the preferences outlined in their applications”.

**PLANNING DECISIONS FOR WEEK 47 2017
DATED 20/11/2017 TO 24/11/2017**

Reg. Ref. D16A/0955
Decision GRANT PERMISSION
Decision Date 20-Nov-2017
Applicant Name Stillorgan RFC
Location Lands (c 4.1 ha) at Tibbradden Road, Kilmashogue, Dublin 16.
Proposal Permission for the construction of a new club facility. The development will consist of: 2 storey clubhouse including changing rooms, meetings room, storage and ancillary facilities (gross floor area 463 sqm) and an outdoor viewing terrace; 3 no. playing pitches; floodlights for pitches 1+2; associated car park with coach and cycle parking; on site waste water treatment system and all associated site and development works.
Application Type Permission

Reg. Ref. D17A/0335
Decision GRANT PERMISSION
Decision Date 20-Nov-2017
Applicant Name Ruth Shanahan
Location Silverpines, Barnaslingan Lane, Enniskerry, Co Dublin
Proposal Permission for construction of a one and a half storey, four bedroom dwelling house with home office, (for use in conjunction with existing equestrian facility); upgrade to existing site entrance; provision of new waste water treatment system and all associated ancillary works.
Application Type Permission

Reg. Ref. D17A/0717
Decision GRANT PERMISSION
Decision Date 20-Nov-2017
Applicant Name Peter & Orla Wood
Location 12 Marlborough Road, Glenageary, Co Dublin
Proposal Permission for alteration and extension of existing 2-storey 4-bedroom house to include demolition of existing side bay entrance and porch, rear extension, garage and outbuildings. Internal alterations and the construction of new single storey and two storey extensions to side and rear of existing dwelling. Relocated chimney, new rear attic roof with 5th bedroom, roof lights and rear dormer. New front entrance and porch in existing bay window, alterations to front ground floor window, new window frames, widening front gates from 2.7m to 3.25m and associated site

Application Type works.
Permission

Reg. Ref. D17A/0867
Decision GRANT PERMISSION
Decision Date 21-Nov-2017
Applicant Name Links Childcare
Location Site of c.0.28 ha comprising Somerset House and a portion of the adjoining Blackrock Rugby Club carpark, Stradbroom Road, Blackrock, Co Dublin
Proposal Permission for modifications to permitted development Reg. Ref. D12A/0142: A. Construct an enclosed escape stair structure to serve the first floor level only, to the side (north) elevation. B. Modify the lift position as permitted and construct a three-storey extension, 21.6 sqm to the rear (east) elevation comprising a lift shaft serving the ground, first and roof terrace levels. C. Modify the play area (c.380 sqm) at roof level with redesign of plant/services area to include and additional c.32 sqm for circulation/lift. D. Revision to internal layout of permitted ground and first floor crèche. E. Carry out all necessary ancillary site development, landscaping and boundary treatment works.
Application Type Permission

Reg. Ref. D17A/0868
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 20-Nov-2017
Applicant Name Crekav Trading GP Ltd
Location Site of c.0.9ha consisting of 'Arranmore' & 'San Michele', Church Road & No. 19 Watson Road, Killiney, Co Dublin
Proposal Permission for demolition of fire damaged 'Arranmore' (c.229 sqm) and fire damaged shed (c.13 sqm) and fire damaged 'San Michele' (c.250 sqm) at Church Road; the closing up of three existing vehicular accesses onto Church Road, while maintaining one as pedestrian/cycle access. Construction of residential development with new vehicular access through No. 19 Watson Road, consisting of 42 no. new residential units to include 18 no. dwelling houses comprising 8 no. 2 storey terraced 3 bed Type A units, 7 no. 3 storey terraced 4 bed Type B units, 2 no. 3 storey semi-detached Type BB units, 1 no. 3 storey end of terrace 4 bed Type B1 unit and 24 no. apartments within 2 no. 4 storey Blocks C and D with Block C comprising 4 no. 1 bed units and 12 no. 2 bed units with balconies/terraces to south-east, north-west and south-west elevations and Block D comprising 8 no. 2 bed units with balconies to north-east, south-east, north-west and south (ground floor only) elevations. Redesign of No. 19 Watson Road (c.175 sqm) to include removal of part of the house to provide a new access road and provision of a new rear extension (redesigned unit to be c.153 sqm). All associated site development, landscaping, boundary treatment works, services provision and ancillary site works.
Application Type Permission

Reg. Ref. D17A/0869
Decision REFUSE PERMISSION
Decision Date 22-Nov-2017
Applicant Name John Ryan and Lynda Guy
Location 44, Woodlands Drive, Stillorgan, Co Dublin
Proposal Permission is sought for construction of a single storey extension with pitched roof to the rear of existing house; 6no. of velux windows, alterations to elevations and internal layout; increasing the driveway entrance to 3.5 metres; demolition of existing conservatory and shed buildings to the rear and all associated site development works.
Application Type Permission

Reg. Ref. D17A/0870
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Nicklaus Greene and Kim Ella Kenny
Location 69 Deerpark Road, Mount Merrion, Co. Dublin.
Proposal Planning permission for change of use from retail unit to personal training centre to ground floor unit.
Application Type Permission

Reg. Ref. D17A/0871
Decision GRANT PERMISSION
Decision Date 23-Nov-2017
Applicant Name Sugden Ltd
Location Victoria Lodge, Westminster Road, Foxrock, Dublin 18
Proposal Planning permission for A) The renovation and extension of existing single storey detached family flat to include a new first floor extension, B) The demolition of existing single storey detached music studio and plant room, C) The construction of a new two storey detached dwelling incorporating guest accommodation and music studio; and all associated site and landscaping works.
Application Type Permission

Reg. Ref. D17A/0872
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Linda Dunne
Location 1 The Rise, Woodpark, Ballinteer, Dublin D16 E865
Proposal Permission for Retention & Development at side garden. The development to be retained and completed includes external and internal alterations, including the addition of French doors and above eye line windows to the side of the house granted permission under D07A/0862 and permission for a post and timber fence part of a new boundary and installation of solar PV panels.
Application Type Permission

Reg. Ref. D17A/0873

Decision REFUSE PERMISSION
Decision Date 23-Nov-2017
Applicant Name Independent Trustee Co Ltd
Location Chandos, Dundrum Road, Dublin 14
Proposal Permission for development at rear of existing dwelling, comprising: 6 no. terraced three bedroom dwellings with accommodation at ground, first and dormer level (including private terraces to the rear at dormer level); 12 no. car parking spaces; a revised entrance arrangement onto Dundrum Road serving the new development which incorporates signage, a new wall and a new entrance gate within the site for the existing dwelling and all associated boundary, landscaping and site development works.
Application Type Permission

Reg. Ref. D17A/0874
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Karl & Julia O'Connell
Location Eden Rock, 2 Dalkey Sound, Green Road, Dalkey, Co Dublin
Proposal Permission for an extension to existing balcony at first floor level on the south façade of an existing dwelling including associated support and modifications to landscape.
Application Type Permission

Reg. Ref. D17A/0875
Decision GRANT PERMISSION
Decision Date 20-Nov-2017
Applicant Name Sandra Davitt and Philip Flynn
Location 108 Braemor Road, Churchtown, Dublin 14
Proposal Permission sought for demolition of existing flat roof garage and single storey extension to side and rear (area 19.31 sqm) and for the construction of a new two storey extension to side (49.15 sqm), complete with projecting box window at ground floor with pitched roof over, extending across new open porch to front, single storey flat roof extension across rear (29.91 sqm), Attic conversion with velux/roof windows to front and new dormer roof to rear (28.32 sqm), widening of driveway entrance to 3.5m clear between gate piers and all associated site works.
Application Type Permission

Reg. Ref. D17A/0876
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 24-Nov-2017
Applicant Name JC Decaux Ireland Ltd
Location North-East side of Loughlinstown Roundabout facing the N11 at Loughlinstown, Co Dublin
Proposal Permission for the replacement of 2 no. 48 sheet illuminated static advertising displays, 1 no. 64 sheet illuminated advertising display and 1 no. 96 sheet illuminated advertising display with 2 no. 48 sheet (6.4m wide x 3.35m high) Premiere internally illuminated advertising displays and associated site works.

Application Type Permission

Reg. Ref. D17A/0877
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Congregation of the Holy Spirit
Location Willow Park School, Blackrock, Co. Dublin
Proposal Permission is sought for the construction of 660 sqm of new accommodation, along with the demolition of a 106 sqm external storage buildings abutting the western boundary wall and 20 sqm annex to the existing computer room building. The proposed works will consist of a two storey extension to the existing gymnasium block. Willow Park has protected structures within its curtilage.
Application Type Permission

Reg. Ref. D17A/0878
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 24-Nov-2017
Applicant Name Minister of Education and Skills
Location Cabinteely Community School, Johnstown Road, Cabinteely, Dublin 18
Proposal Permission is being sought for Retention of an existing car park/play area inside the school gates.
Application Type Permission for Retention

Reg. Ref. D17A/0879
Decision GRANT PERMISSION FOR RETENTION
Decision Date 22-Nov-2017
Applicant Name Carysfort Co-ownership
Location Carysfort House, Carysfort Avenue, Blackrock, Co Dublin A94 T2D5 (at the junction of Carysfort Avenue and Brookfield Lane)
Proposal Permission for Retention of: 1. The Change of Use from office based industry (planning ref. D00A/612) to office use across the existing four storey (1,140 sqm) over basement (338 sqm) building. 2. The Retention of an outdoor terrace (46 sqm), glazed balustrades and new access doors at third floor level on the western (front) elevation. 3. For all ancillary development works above and below ground.
Application Type Permission for Retention

Reg. Ref. D17A/0880
Decision GRANT PERMISSION
Decision Date 23-Nov-2017
Applicant Name Mary Maher
Location 88 Whitebarn Road, Churchtown, Dublin 14
Proposal Permission for Retention of increased site entrance to accommodate a vehicular entrance and permission for the erection of entrance gates to provide for 1 no. pedestrian access gate and 1 no. set of vehicular entrance gates. Reduction in height of existing entrance pillars and associated site works.

Application Type Permission

Reg. Ref. D17A/0998
Decision DECLARE APPLICATION INVALID
Decision Date 20-Nov-2017
Applicant Name Mark & Imelda Anderson
Location 14 Maple Road, Clonskeagh, Dublin 14
Proposal Permission to construct a single storey porch extension and dormer attic windows to the front elevation, along with a new pedestrian gate access and the widening of the front gate, along with a single storey and 2 storey extension to the rear.
Application Type Permission

Reg. Ref. D17A/1000
Decision DECLARE APPLICATION INVALID
Decision Date 21-Nov-2017
Applicant Name Shane Doorley & Edel Kennedy
Location 5 Sussex Street, Dún Laoghaire, Co Dublin
Proposal Permission for Retention of use as a single family dwelling incorporating internal alterations and planning permission is sought for the addition of two new roof lights at ground floor level to south side of the building.
Application Type Permission

Reg. Ref. D17A/1010
Decision DECLARE APPLICATION INVALID
Decision Date 22-Nov-2017
Applicant Name Gillian & Dermot Ryan
Location 23 Landscape Avenue, Churchtown, Dublin 14
Proposal Permission for a domestic extension and alterations to existing semi-detached dwelling. The extension and alterations are comprised of; the removal of existing garage and outhouses to side; single storey extensions to front, rear and side; two-storey extension to front and side; conversion to habitable use of existing and extended attic space over extension to side, including new dormer extension to attic to rear; elevational changes; modifications to existing house; widening of existing entrance gateway and all ancillary works.
Application Type Permission

Reg. Ref. D17A/1016
Decision DECLARE APPLICATION INVALID
Decision Date 22-Nov-2017
Applicant Name Fiona and Peter O`Leary
Location The Paddock, Quarry Road, Rathmichael, Co. Dublin
Proposal Permission for dwelling house with alterations to existing entrance, driveway, drainage, onsite wastewater treatment unit with percolation area and ancillary works.
Application Type Permission

Reg. Ref. D17A/1021
Decision DECLARE APPLICATION INVALID
Decision Date 24-Nov-2017
Applicant Name Rebeka Khan
Location 3 Rathmichael Haven, Rathmichael, Shankill, Dublin D18 YR62
Proposal Permission for Retention of single storey building for use as a Ceramic Artist's Studio and associated ancillary buildings and all associated site works.
Application Type Permission for Retention

Reg. Ref. D17B/0447
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name David Doran
Location 2, Granville Park, Blackrock, Co. Dublin
Proposal Permission is sought for demolition of existing single storey extension to rear at ground floor level of main house and construction of single storey extension to rear (at ground floor level of main house) located over existing basement level extension (which is at rear garden ground level). Alterations to basement extension rear elevation with sliding glass doors to rear.
Application Type Permission

Reg. Ref. D17B/0448
Decision GRANT PERMISSION FOR RETENTION
Decision Date 20-Nov-2017
Applicant Name Matt Kuckovsky and Eimear Christian
Location 69, Weirview Drive, Stillorgan, Co. Dublin
Proposal Retention permission is sought for a hard standing shaded area adjacent to garden shed including supporting walls.
Application Type Permission for Retention

Reg. Ref. D17B/0449
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Mr B. and Mrs C. Murphy
Location 1 Elm Grove,, Carysfort Avenue,, Blackrock,, Co. Dublin.
Proposal Planning permission is sought for the proposed development of: A) New single storey porch extension with a floor area of 9.3 sqm and a height not exceeding 3m to the front East facing facade. B) New single storey kitchen extension with a floor area of 11.2 sqm and a height not exceeding 3m to the side South facing facade. C) New single storey sun room/gym/motor bike store and general storage area with a floor area of 76.5 sqm and a height not exceeding 3m to the rear West facing facade. D) No. 3 roof lights to the South facing existing roof and No. 2 roof lights to the North facing existing roof. E. Alterations to the East front elevation to include new first floor window to the North East corner and a circular window at attic level along with re-located windows to first floor on the South

Application Type elevation. F) New opaque window to the first floor North elevation.
Permission

Reg. Ref. D17B/0450
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Lise Underwood
Location Glengariffe House, Victoria Road, Dalkey, Co. Dublin
Proposal Permission is sought for the construction of a cantilevered balcony, 1.2m wide x 12.9m long, at upper ground floor level, to the side (south east) elevation of the existing dwelling. The proposed new balcony replaces a previous balcony, which was removed a number of years ago. The proposed new balcony will be in exactly the same position as the original balcony.
Application Type Permission

Reg. Ref. D17B/0451
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Emma and Barry O'Mahony
Location 14, Park Avenue, Hollypark, Blackrock, Co. Dublin
Proposal Permission sought for proposed extension: A) A first floor extension over an existing single storey element to side and B) A single storey extension to rear and proposed alterations; C) The insertion of a ground floor window to north-east side.
Application Type Permission

Reg. Ref. D17B/0452
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 23-Nov-2017
Applicant Name Keith Hughes
Location 80 Castlebyrne Park, Blackrock, Co Dublin
Proposal Permission for a two storey extension to the rear of the property with dormer extension at roof level to the rear.
Application Type Permission

Reg. Ref. D17B/0453
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 22-Nov-2017
Applicant Name Orla & Robert McHugh
Location 63 Goatstown Road, Goatstown, Dublin D14 HX06
Proposal Permission for extension and alterations to existing dwelling. The proposed works include: 1. Single storey extension with bay windows to front. 2. Two storey extension to side and rear with roof lights. 3. Single storey extension to rear with roof lights. 4. Dormer window to new attic conversion. 5. Detached garden room to rear garden and all associated site works.
Application Type Permission

Reg. Ref. D17B/0455
Decision GRANT PERMISSION FOR RETENTION
Decision Date 24-Nov-2017
Applicant Name Helen & Damien Kavanagh
Location 40 Rowanbyrn, Blackrock, Co Dublin
Proposal Permission for Retention and completion of amendments to previously approved application Ref. No. D16B/0543, to include: 1. The completed heights of the single storey extension to the fore, side and rear revised from 2680mm to 3050mm above ground floor level. 2. The completed heights of the first floor extension constructed to the side and rear revised from 5610mm to 5770mm above ground floor level, with alteration to the arrangement of approved rear window.
Application Type Permission

Reg. Ref. D17B/0463
Decision GRANT PERMISSION
Decision Date 22-Nov-2017
Applicant Name Mary Byrne & Giorgio Pagano
Location 23 Kingston Close, Ballinteer, Dublin 16
Proposal Permission for demolition of existing porch and construction of new porch to front of existing house.
Application Type Permission

Reg. Ref. D17B/0485
Decision WITHDRAW THE APPLICATION
Decision Date 24-Nov-2017
Applicant Name Mr. M. Casali and Ms. C. Radaelli
Location 81, Rockville Crescent, Blackrock, Co. Dublin
Proposal Permission is sought for demolition of existing single storey garage to rear and the construction of a new single storey extension with pitched roof to the rear and side.
Application Type Permission

Reg. Ref. D17B/0507
Decision DECLARE APPLICATION INVALID
Decision Date 20-Nov-2017
Applicant Name Niall McNamee
Location 113 Broadford Hill, Ballinteer, Dublin 16
Proposal Permission for the construction of a single storey extension to the rear, internal alterations to the property, the construction of a new attic dormer window to the rear and roof lights to the rear and front of the property.
Application Type Permission

Reg. Ref. D17B/0517
Decision DECLARE APPLICATION INVALID
Decision Date 23-Nov-2017

Applicant Name Colly Murray
Location 82 Meadow Park, Churchtown, Dublin 14
Proposal Permission for the construction of new dormer attic extension to rear of existing dwelling to accommodate new bedroom and en-suite and all associated works.
Application Type Permission

Reg. Ref. DZ17A/0862
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 20-Nov-2017
Applicant Name Hines Cherrywood Development Fund ICAV
Location Lands (17.01ha) in the townlands of Cherrywood, Laughanstown, Brennanstown, Loughlinstown and Glebe, Dublin 18 (also Co Dublin)
Proposal A 10-year permission is sought. The proposed development relates to a mixed-use town centre development on plots TC1, TC2 and TC4 in accordance with the Cherrywood SDZ Planning Scheme 2014 (As Amended). The proposed development will comprise a total of 191,115sq.m (gross floor area - GFA) in 15 blocks including: 1,269 no. residential units (115,332 sqm), Retail Gross (20,284 sqm), High Intensity Employment (HIE) uses (22,946 sqm), Non Retail uses (31,115 sqm), Community uses (1,437 sqm) and all associated roads, streets and public spaces, services infrastructure and all associated site and development works. The 15 blocks are located above 2-3 levels of basement/ below podium car parking and service areas which create revised/ new site levels across the site. The development is described as follows on a plot by plot and block by block basis: - Plot TC1: Block A1 (13,976 sqm): 146 no. apartments, ancillary accommodation and associated balconies and roof terraces in a 5 to 8 storey block (comprising 4 no. studios, 31 no. 1 bed, 90 no. 2 bed and 21 no. 3 bed). The block includes 1 no. retail unit of 467 sqm and 2 no. Non Retail units totalling 380 sqm (comprising 1 no. restaurant / bar of 297 sqm and 1 no. financial/ professional/ other services unit of 83 sqm) on the ground floor fronting Cherrywood Square/ Grand Parade, Bishop Street and Civic Street (proposed internal street). Block A2 (10,803 sqm): 110 no. apartments, ancillary accommodation and associated balconies and roof terraces in a 5 storey block (comprising 14 no. studios, 1 no. 1 bed, 81 no. 2 bed and 14 no. 3 bed and including communal facilities at Ground and First Floor levels totalling 398 sqm); 1 no. non-retail unit (restaurant/ bar of 223 sqm) at ground floor level fronting onto Civic Street. Block A3 (5,314 sqm): 61 no. apartments, ancillary accommodation and associated balconies and roof terraces in a 5 storey block (comprising 6no. studios, 16 no. 1 bed, 25 no. 2 bed and 14 no. 3 bed). Block B1 (14,700 sqm): 5no. retail units and associated ancillary areas totalling 7,564 sqm over 2 levels; 9 no. Non Retail units totalling 2,523 sqm over 2 levels (comprising 7 no. restaurant/ bar units totalling 1,574 sqm, 2 no. financial/ professional/ other services units totalling 246sq.m and associated ancillary areas totalling 703 sqm); HIE uses consisting of office accommodation and associated ancillary accommodation totalling 4,613 sqm in 3 levels above 2 levels of retail and Non Retail uses (i.e. 5 levels in total). Block B2 (8,037 sqm): 9no. retail units and associated ancillary areas totalling 3,578 sqm; 14 no. Non Retail units totalling 4,459 sqm over 2 levels (comprising foodcourt restaurant area and associated seating areas totalling 2,199 sqm, 1 no. leisure/

entertainment unit of 709 sqm, 1 no. financial/ professional/ other services unit of 114 sqm, 1 no. pub of 494 sqm and ancillary / circulation space totalling 943 sqm). Block B5 (14,890 sqm): 8 no. retail units and ancillary / circulation space totalling 3,504 sqm over 2 levels; HIE uses consisting of office accommodation and ancillary / circulation space totalling 4,413 sqm in 3 levels above 2 levels of retail, Non Retail and Community uses (i.e. 5 levels in total); Non Retail uses totalling 2,482 sqm over 2 levels (comprising 1 no. restaurant / bar of 128 sqm, a primary care centre of 1,820 sqm and ancillary/ circulation space of 534 sqm); Community uses comprising a library and exhibition space and ancillary/ circulation space totalling 1,437 sqm at ground floor level; 48no. apartments with ancillary accommodation and associated balconies (comprising 12 no. studios, 24 no. 1 bed and 12 no. 2 bed) over 6 storeys above 2 levels of retail, Non Retail and Community uses (i.e. 8 levels in total). Block B6 (5,011 sqm): 12 no. retail units and ancillary / circulation space of totalling 2,478 sqm at ground floor; Non Retail uses totalling 2,533 sqm (comprising 4 no. restaurant/ bar units totalling 1,668 sqm over 2 levels, 1 no. leisure / entertainment unit of 714 sqm and ancillary / circulation space of 151sqm) over 2 levels. The pedestrian streets between Blocks B1 to B6 are covered by a building mounted glazed roof structure providing shelter to these areas (with provision for temporary supports, if necessary, pending construction of Blocks B3 and B4). Blocks B3 and B4 are not part of the current application but will be subject to a separate future planning application. These blocks, which will accommodate Retail and Non Retail floorspace at Level B1, Level G and Level 1 and a 14 screen cinema, are shown and referred to in the plans and particulars submitted for information purposes and to demonstrate conformity with the Planning Scheme and the Cherrywood Urban Form Development Framework (UFDF). The layout and use of the floorspace at Level B1 will also be the subject of a separate future planning application. Plot TC2: Block C1 (17,956 sqm): 181 no. apartments, ancillary accommodation and associated balconies (comprising 13 no. studios, 38 no. 1 bed, 98 no. 2 bed and 32 no. 3 bed and including communal facilities at Ground and Lower Ground Floor Levels totalling 857 sqm); 2 no. retail units totalling 300 sqm at ground level fronting Grand Parade and Bishop Street; Non Retail uses over 2 levels fronting Grand Parade totalling 608 sqm (comprising 2 no. restaurant / café units totalling 550 sqm and 1 no. financial/ professional/ other services unit of 55 sqm and ancillary / circulation space of 3 sqm). This block is 5 storeys to Grand Parade, 5 - 6 storeys to Bishop Street and 5 storeys to Tullyvale Road. Block C2 (19,632 sqm): 203 no. apartments, ancillary accommodation and associated balconies (comprising 27 no. studios, 38 no. 1 bed, 113 no. 2 bed and 25 no. 3 bed); Non Retail uses at 2 levels fronting Grand Parade and internal streets totalling 1,390 sqm (comprising 2 no. restaurant / café units totalling 507 sqm, 4 no. financial/ professional/ other services units totalling 357 sqm, ancillary / circulation space of 52 sqm and a crèche of 474 sqm). This block is 5 storeys to Grand Parade and Tullyvale Road and 4 - 6 storeys to the proposed internal streets. Block D1 (8,792 sqm): Hotel consisting of 204 no. bedrooms and associated ancillary accommodation in a block which is 5 storeys to Grand Parade and the proposed internal street and 6 storeys to Tullyvale Road. Plot TC1 and TC2 Below Podium: The 10 blocks proposed on Plots TC1 and TC2 (and the future Blocks B3 and B4) are located over and serviced by a 3 level basement which, in

addition to basement accommodation directly associated with the relevant block referred to above, includes shared facilities including 2,792 car parking spaces (comprising 749 no. residential spaces and 2,043 no. non-residential spaces), 135 no. motorcycle parking spaces, service/ delivery yards, bicycle parking spaces (882 spaces), vehicle and pedestrian circulation, stair cores, lifts, plant and storage and other ancillary accommodation. The TC1/2 basement creates a raised podium which establishes new ground levels which generally follow the level of the existing Luas line and the proposed Grand Parade (see description below). The proposed buildings range from 2 storeys to 8 storeys in height above the new ground/ street formation level. The basement car park is accessed from Tully Vale Road (left-in/ left-out), an entrance/ exit on Grand Parade and 2 no. entrance/ exits on Cherrywood Avenue (WLR - J) (see description below). A dedicated service entrance from the WLR is also proposed.

Plot TC4: Block E1 (13,920 sqm): HIE uses comprising office accommodation associated ancillary accommodation and roof terrace in a building which is 5 storeys to Grand Parade, 7 storeys to the WLR and 5 storeys to Cherrywood Avenue (A - I1). Block F1 (21,687 sqm): 228 no. apartments, ancillary accommodation and associated balconies and roof terrace (comprising 25 no. studios, 49 no. 1 bed, 115 no. 2 bed and 39 no. 3 bed and including communal amenity facilities totalling 951 sqm at Ground and Fourth Floor Levels); 3 no. retail units totalling 393 sqm (comprising 2 no. retail units fronting Grand Parade and 1 no. retail unit fronting onto Central Avenue (proposed internal street). The block is 5 to 8 storeys to Grand Parade and 4 to 7 storeys to the internal courtyard and Central Avenue. Block F2 (19,567 sqm): 212 no. apartments, ancillary accommodation and associated balconies (comprising 22 no. studios, 41 no. 1 bed, 117 no. 2 bed and 32 no. 3 bed and including communal amenity facilities of 115 sqm at Fourth Floor Level); 1 no. retail unit of 114 sqm at ground level fronting Cherrywood Avenue (A - I). This block is 5 storeys to Central Avenue and 5 to 6 storeys to the internal courtyard and Cherrywood Avenue (A - I). Block F3 (7,298 sqm): 80 no. apartments, ancillary accommodation and associated balconies (comprising 6 no. studios, 12 no. 1 bed, 48 no. 2 bed and 14 no. 3 bed); 1 no. retail unit of 63 sqm at ground level fronting Grand Parade; Non Retail uses consisting of a Luas toilet/ welfare facility of 16sq.m at ground level to internal street. The block is 5 storeys to the Grand Parade and 5 to 7 storeys to Cherrywood Avenue (I - A3). Block G1 (9,510 sqm): Non Retail uses comprising a Hotel consisting of 223 no. bedrooms and associated ancillary accommodation totalling 7,687 sqm); 1 no. retail unit of 1,823 sqm fronting Cherrywood Avenue (I - A3). The block is 5 storeys to Grand Parade and 5 to 6 storeys to Cherrywood Avenue (I - A3).

Plot TC4 Below Podium: The 5 blocks on Plot TC4 are serviced by a 2 level basement which, in addition to basement accommodation directly associated with the relevant block referred to above, includes shared facilities including 1,120 no. car parking spaces (comprising 520 no. residential spaces, 406 no. non-residential spaces and 194 no. Park & Ride spaces), 56 no. motorcycle parking spaces, service/ delivery yards, bicycle parking (930 spaces), vehicle and pedestrian circulation, stair cores, lifts, plant and storage and other ancillary accommodation. The TC4 basement creates a raised podium over part of the site between the Grand Parade and the internal street (Central Avenue). The basement car park is accessed from Cherrywood Avenue (I1 - I) and via Central Avenue and from Cherrywood

Avenue (A3 - I). The proposed blocks range from 5 storeys to 8 storeys in height. Grand Parade: Grand Parade (A2-A3) is a new vehicular/ cycle and pedestrian boulevard which runs for c.450 metres on the northern edge of the existing Luas Corridor between Cherrywood and Brides Glen Luas Stops. The Grand Parade has a cross section of c.27.1 metres minimum and includes a new bridge structure crossing the Wyattville Link Road, incorporating Non Retail uses (coffee dock building) of 22 sqm, and providing a link between the 2 northern town centre plots (TC1 and TC2) and the southern town centre plots (TC3 and TC4). The proposals include new public spaces at Cherrywood and Brides Glen Luas stops and secondary public spaces on either side of the new bridge. The proposals for Grand Parade provide for tie-in works to Cherrywood Avenue (A3) and revisions to the previously permitted road layout and treatment to tie-in with Bishop Street (A2). The proposals for Cherrywood Square and Grand Parade incorporate existing and new Luas furniture and street furniture and public lighting. Existing Luas poles and power cables will be retained.

Infrastructure and Associated Site and Development Works: The proposed infrastructure and associated site and development works include: Minor revisions and tie-ins to the road layout permitted under Reg Ref: DZ15A/0758 affecting Tully Vale Road (A1 - A), Bishop Street (A1 - J), the Wyattville Link Road (WLR) and WLR/ Junction A; A new road from Bishop Street (J) to the existing junction on the WLR is proposed (Cherrywood Avenue J - WLR) and this link serves an underpass access road/ tunnel providing access to TC1/2 basement; Transport Interchange with bus stop, 4 no. taxi-set down spaces and cycle parking linking to Cherrywood Luas Stop; Revised proposals for the hard and soft landscaping at the Tully Park pedestrian entrance (permitted under Reg. Ref. DZ15A/0813) to integrate Tully Park entrance, Bishop Street and Cherrywood Square and a new pedestrian crossing of Bishop Street at a new public space adjacent to Block A3 (Bishop Street Square); Upgrade of part of Cherrywood Avenue (A - I1 - I - A3) are proposed adjacent to TC4 and including the tie-in with Grand Parade (and providing for future upgrade works as part of the TC3 development - by others); 12no. surface car parking spaces on Central Avenue in TC4; 28 no. surface car parking spaces and 1no. loading bay at Cherrywood Avenue (I1 - I); 1no. car parking space, 2 no. loading bays and 2 no. Luas set down spaces on Cherrywood Avenue (I - A3); 2,690 no. bicycle parking spaces are proposed (comprising 1,812 no. basement level spaces and 878 no. surface level spaces); Services infrastructure/ public utilities including 2no. gas district regulator installations (comprising 1no. adjacent to Tully Park entrance and 1 no. south of Cherrywood Avenue junction I1); Connection to the existing attenuation Pond 4 in Cherrywood Business Park and works are proposed to Pond 4 and lands in the immediate vicinity. The development also connects to the permitted surface water drainage in Tully Vale Road permitted under Reg. Ref. DZ15A/0758 which connects to permitted attenuation Pond 2B; Future pedestrian bridge connection from Level 1 of Block B2 over Wyattville Link Road (WLR) to Plot TC3 will be the subject of a separate future planning application. The support column within the WLR median for this future pedestrian bridge is included within this application. Permission is also sought for all ancillary uses and all site and development works associated with the above development including internal roads/ streets, Town Centre and shopfront signage, directional signage, stairs, lifts, escalators and all associated hard and soft landscaping. An Environmental Impact

Assessment Report (EIAR) has been prepared and will be submitted to the planning authority with this application.
Application Type Permission (SDZ)

**END OF PLANNING DECISIONS RECEIVED FOR WEEK 47 2017
DATED 20/11/2017 TO 24/11/2017**