

Week 51
15/12/08-19/12/08

DUBLIN CITY COUNCIL

APPLICATIONS LODGED

Area	Area 4 - North West
Application Number	5341/08
Application Type	Retention Permission
Applicant	Thomas Doyle
Location	98, Shangan Green, Ballymun, Dublin 9
Proposal	RETENTION - (1) The change of use of existing garage at the side to a granny flat. (2) Single storey bay window extension to the granny flat at the front with incorporated private entrance. (3) Porch and bay window extensions to the existing house at the front. (4) The installation of continuous tiled canopy roof over items (2) & (3). (5) The widened access to the public road,, construction of new front boundary wall, piers and landscaping of the front garden to facilitate off street parking. (6) The installation of prefabricated garden shed on patent suspended timber decking at the rear.
Registration Date	15-Dec-2008

PART 8 APPLICATION LODGED

Area	Area 4 - North West
Application Number	5376/08
Application Type	LAW
Applicant	Ballymun Area Office, Ballymun Civic Centre
Location	Ballymun Main Street, Dublin 11
Proposal	Part 8 Planning & Development Regulations 2001-2008 Ballymun Area Office Description; Dublin City Council hereby give notice of their intention to carry out works to the road network in Ballymun, Dublin 11, within the townlands of Balcurris and Silloge. There are seven related road sections forming part of this planning procedure. These are described below. Balbutcher lane North / St Margarets Road link Road: This section includes construction of a link road of 260m in length from Balbutcher Lane North to connect with the proposed realignment of St Margarets Road, (reg ref F08A/1107). The road consists of a carriageway of 9.75m comprising three no. two-way 3.25m side traffic lanes and footpaths on both sides of the road. Balbutcher lane North: This section involves an upgrade to Balbutcher Lane North west from the junction with Ballymun Main Street for a total length of 284m. The junction at Balbutcher Lane North and St Margarets Road will be widened and new junction with Balbutcher Lane North and Balcurris Road will be provided. A 9m wide carriageway comprising two no. 3m two-way traffic lanes and one no. 3m turning lane will extend east from the junction with St Margarets Road for 229m. Parking and footpaths will be provided on both sides of the carriageway. Balcurris Road:

Week 51
15/12/08-19/12/08

This section includes the extension and enhancement of 400m of Balcurris Road south from its junction with Balbutcher Lane North to its junction with Balbutcher Lane South to provide a carriageway ranging from two to four traffic lanes depending on the section. Four no. two-way lanes of 3.5m are provided between chainage 15m and 140m; two-way traffic lanes of 3.5m between chainage 160m and 360m; and 3 no. traffic lanes of 3.5m between chainage 360m and 410m. Footpaths are provided on both sides of the road. Parking will be provided on both sides of the road between 80m and 130m and on the western side only from chainage 30m to 80m. Access to existing development at Santry Cross will be provided along with a revised access to Balcurris Gardens to the west.

Balcurris Road/Main Street Link Road:

This section includes a new road of 70metres in length with a 14m carriageway comprising four no. two-way 3.5m lanes with a central median to the east and west, to link Balcurris Road to Ballymun Main Street at chainage 140m to 160m. A footpath incorporating a planting strip will be provided on both sides of the carriageway. Works will also include breaking the median on Main Street to accommodate a new signalised Junction.

Balbutcher Lane South:

This section includes the upgrade of 29m of Balbutcher Lane South to the west of the junction with Silloge Road, to provide a dedicated left turning lane to Balcurris Road. A carriageway of 9.75m will be provided from the junction with Balcurris Road to the junction with Main Street and incorporates 2 no. two way lanes of 3.25m and 1 no. turning lane of 3.25m with a dedicated left turning lane onto Main Street with footpaths on both sides.

Silloge Road:

This section involves the upgrade of Silloge Road from its junction with Balbutcher Lane South to Silloge Avenue. A carriageway of 10.5m will be provided comprising two no. 3.5m lanes travelling north and one no. 3.5m lane travelling south from Balbutcher Lane South junction (chainage 1030m) to Gateway Crescent, (chainage 770m). Three lanes are provided to the south of Gateway Crescent from chainage 745m to 729m. Footpaths will be provided on both sides of the road. Parking will be provided on both sides of the road from chainage 1010m to 910m and on the eastern side only from chainage 910m to 790m.

Gateway Crescent:

This section involves the extension of Gateway Crescent by 186m to provide a new link road from Ballymun Main Street to Silloge Road. The 9m carriageway comprises two no. 3m lanes travelling west and one no. 3 m lane travelling east with vehicular parking of 2.2m and footpaths of 2m to be provided on both sides of the carriageway. Access into the proposed shopping centre, (reg ref 4828/08) and the proposed development of Silloge 15. (reg ref 2877/06) will also be provided.

Week 51
15/12/08-19/12/08

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of six weeks from 17th December 2008 during public opening hours at the offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8. The plans and particulars of the proposed development will be available for inspection only during public opening hours at Ballymun Civic Centre, Main Street, Ballymun, Dublin 9.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area may be made in writing to the Executive Manager, Planning Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30hrs on 19th February 2009.

APPLICATIONS DECIDED

Area	Area 4 - North West
Application Number	4801/08
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15-Dec-2008
Applicant	Ballymun Shopping Centre Ltd.
Location	Bounded By Ballymun Main Street to East, Balcurris Road To West, Ballymun Shopping Centre To South, At Ballymun, Dublin 11
Proposal	Planning permission for development at this site 0.12 hectare (1218sqm) site bounded by Ballymun Main Street to the east, Balcurris Road to the west, Ballymun Shopping Centre to the south at Ballymun, Dublin 11. The site is currently occupied by part of the Thomas Clarke flat complex. The proposed development consists of the construction of a four storey building (Block J) comprising 3687sqm gross office floor space. Access to Block J is from a proposed new east west road to the north of the site. the proposed development includes all site development works and landscaping. The planning application is being submitted concurrently with an application for the redevelopment of Ballymun Town Centre (on a site bounded by Balcurris Road/Sillogue Road to the west, Ballymun Main Street (also known as Ballymun Road) to the east, Sillogue Road and part of the James Connolly Tower complex to the south and part of the Thomas Clarke Tower complex to the north, at Ballymun, Dublin 11). The overall Ballymun Town Centre redevelopment makes provision for car and cycle parking for Block J.

Area	Area 4 - North West
Application Number	4828/08
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18-Dec-2008
Applicant	Ballymun Shopping Centre Ltd.
Location	Site known as Ballymun Shopping Centre, Ballymun Main Street, Ballymun, Dublin 11
Proposal	We, Ballymun Shopping Centre Limited, intend to apply for a 10 year planning permission for development at this 5.9 hectare

Week 51
15/12/08-19/12/08

(14.5acre) site bounded by Balcurris Road/Silloogue to the west, Ballymun Main Street (also known as Ballymun Road) to the east, Silloogue Road and part of James Connolly Tower complex to the south and part of the Thomas Clarke Tower complex to the north, at Ballymun, Dublin 11. The site is currently occupied by Ballymun Shopping Centre, swimming pool (closed), health centre (closed), AIB bank, The Towers Public House, Penthouse Public House (closed), Garda Station (closed), part of James Connolly flat complex, part of Thomas Clarke flat complex in Ballymun Town Centre, Balbutcher Lane south dissects the site. Silloogue Road, which forms the southern boundary of the existing Ballymun Shopping Centre, will be closed off at the eastern end and replaced with a new road link located further south. This new road, Gateway Crescent, will run approximately 100 metres south of the existing Silloogue Road position. The proposed development includes site clearance works and the demolition of all structures within the existing shopping centre site, including Ballymun Shopping Centre, the existing Garda Station, AIB Bank, swimming pool, health centre and 2no. public houses (Tower Public House and Penthouse Public House). The proposed development consists of a 250,831sqm gross floor area mixed use development over 8no. blocks (labelled A to H) comprising 367no. residential units (including 28no. 1 bed units), 291 no. 2 bed units and 48no. 3 bed units) (42,066sqm gross floor area), 60,293sqm gross retail floorspace (35,907sqm net retail sales), 2,735sqm gross retail services, 7,714sqm gross food and beverage floorspace, 11,189sqm gross leisure floorspace including a 9 screen cinema, bowling alley, family entertainment centre and child drop in centre, 27,883sqm gross office floorspace, including own door offices and office suites, a crèche of 365sqm gross, and 2,111sqm gross civic floorspace to comprise of a public library. The proposed development includes the provision of a total 2,185 no. car parking spaces (50no. at grade and 2,135 at basement level) and 795 no. cycle parking spaces. The proposed development ranges from 4 storeys to 7 storeys in height over two basement levels, including a mezzanine basement level. the proposed development also accommodates a proposed link at basement level with the proposed metro north stop at Ballymun Road. The proposed development consists of the following elements:

(i) Lower Basement Level: is to consist of 9,774sqm gross floor area and will provide 355 car parking spaces (9,278sqm gross floor area), public access cores and service cores (496sqm gross);

(ii) Basement Level: is to consist of 60,776sqm gross floor area comprising 12,354sqm gross retail floorspace in 38no. retail units, 1no. licensed anchor unit (4,252sqm gross), 292sqm gross retail service floorspace, 85sqm gross food and beverage floorspace and ancillary facilities including mall circulation (4,436sqm gross), loading bay/ramps/service cores (7,963sqm gross), energy centre lower level (2,830sqm gross), plant rooms (857sqm gross) and connection at concourse level to the proposed metro stop (834sqm gross). The basement level also accommodates 845no. car parking spaces;

(iii) Mid Basement Level: is to accommodate 34,178sqm gross floor area comprising 935 no. car parking spaces (31,379sqm gross) and ancillary facilities including an energy centre upper

Week 51
15/12/08-19/12/08

level (1,148sqm gross), service cores/yard access (1,019sqm gross) and plant (632sqm gross);

(iv) Block A, with a total gross floor area of 28,519sqm and located to the southern end of the site and bordered by Balcurris Road/Sillogue Road to the west, existing service road (which links Sillogue Road to Gateway Crescent) to the east and the proposed Gateway Crescent to the south, is to be a six storey building comprising a licensed retail anchor outlet of 4,321sqm, 5no. retail units with a total gross floor area of 1,537sqm, 5no. retail service units with a total gross floor area of 1,271sqm, 1no. food and beverage unit with a gross floor area of 1,362sqm, all at ground floor level; a crèche of 365sqm gross floor area (with access from ground floor level) at first floor level and 162no. residential units (18,141sqm gross floor space) comprising 16no. 1 bed units, 131no. 2 bed units, 15 no. 3 bed units over first, second, third, fourth and fifth floor levels. Residential balconies are located on the north, south, east and west elevations. Landscaped semi private open space (4,569sqm) is provided for at podium level at first floor level. Ancillary facilities at Block A include loading bays/ramps (1,240sqm gross) and sub stations (282sqm gross);

(v) Block B, with a total gross floor area of 26,408sqm and bordered by Balcurris Road/Sillogue Road to the west, Block A to the south, Block D to the north and Block C to the east, is to be a five / six storey building comprising 21 no. retail units with a total gross floor area of 9,100sqm and 3no. retail service units with a total gross floor area of 720sqm all at ground and first floor levels; 6no. own door office units at ground floor level with a total gross floor area of 1,353sqm; a food and beverage unit of 371sqm gross floor area at ground floor level and 115 no. residential units (13,527sqm gross floor area) comprising 7no. 1 bed units, 88no. 2 bed units, 20no. 3 bed units over first, second, third, fourth and fifth floor levels. Residential balconies are located on the north, south, east and west elevations. Landscaped semi private open space (3,143sqm) is provided for at podium level at first floor and second floor level. Ancillary facilities include circulation cores (totalling 636sqm gross), public facilities (539sqm gross) and sub stations (161sqm gross);

(vi) Block C, with a total gross floor area of 28,486sqm and bordered by Ballymun Road to the east, Block B to the west and Block E to the north, is to be a four storey part 5 storey building comprising 26no. retail units with a total gross floor area of 6,224sqm, 5 no. retail service units with a total gross floor area of 452sqm, all at ground floor level (with 1no. retail unit at third floor level); 11,189sqm gross leisure uses at first, second and third floor level comprising a 9 screen cinema of 6,408sqm, a family entertainment centre of 1,825sqm, a child drop in centre of 153sqm and a bowling alley of 1,891sqm, 12no. food and beverage unit of a total gross floor area of 3,112sqm at ground, first and second floor levels, civic uses (library) over three floors with a total gross floor area of 2,111sqm. Ancillary facilities include mall circulation (4,080sqm gross), circulation cores (875sqm gross), public facilities (568sqm gross) and sub stations (33sqm gross);

(vii) Block D, with a total gross floor area of 16,051sqm and bordered by Balcurris Road/Sillogue Road to the west, Balbutcher Lane South to the north, Block E to the east and

Week 51
15/12/08-19/12/08

Block B to the south, is to be a five storey building comprising 1no. anchor retail units at ground and first floor level with a total gross floor area of 3,261sqm, 6no. retail units at ground and first floor level with a total gross floor area of 1,740sqm, 3no. food and beverage units at ground and first floor level of 1,088sqm gross floor area, 3no. own door offices at ground floor level with a total gross floor area of 925sqm and 74 no. residential units comprising 5no. 1 bed units, 59no. 2 bed units and 10no. 3 bed units over first, second, third and fourth floor levels with a total gross floor area of 8,493sqm. Residential balconies are located on the north, south, east and west elevations. Landscaped semi private open space (1,301sqm) is provided for a podium level at first floor and second floor level. Ancillary facilities include circulation cores (511sqm gross) and sub stations (33sqm gross);

(viii) Block E, with a total gross floor area of 19,389sqm bordered by Ballymun Road to the east, Balbutcher Lane South to the north, Block D to the west and Block C to the south, is to be a five storey building consisting of 16no. retail units at ground and first floor level with a total gross floor area of 5,387sqm; 5no. food and beverage units of 1,305sqm gross floor area at ground and first floors; 3 levels of office suites comprising 18 units per floor with a gross floor area of 11,921sqm. Ancillary facilities include circulation cores (100sqm gross) and loading bay/ramps (677sqm gross);

(ix) Block F, with a total gross floor area of 14,292sqm, located on the junction of Balcurris Road and Balbutcher Lane South, is to be a five storey building comprising 1no. anchor retail unit at ground, first and second floor levels with a total gross floor area of 8,760sqm, 4no. retail units at ground floor level with a total gross floor area of 1,014sqm, 2no. own door office units at ground, first, second and third floor levels with a total gross floor area of 1,310sqm and 16no. residential units at first, second and third floor levels with a total gross floor area of 1,905sqm, comprising 13no. 2 bed and 3no. 3 bed units. Residential balconies are located on the south and east elevations. Landscaped semi private open space (590sqm gross) is provided for at podium level at first floor level. Ancillary facilities include circulation cores (552sqm gross), car park entry/ramps (520sqm gross) and sub stations (231sqm gross);

(x) Block G, with a total gross floor area of 8,939sqm, located on the junction of Ballymun Road and Balbutcher Lane South, is to be a seven storey building comprising of 8no. retail units of 2,322sqm gross floor area at ground and first floor levels; 2no. food and beverage units at ground level and first floor level of 344sqm gross floor area, five levels of office at second, third, fourth, fifth and sixth floor levels with a total gross floor area of 6,273sqm;

(xi) Block H, with a total gross floor area of 6,226sqm, bordered by Ballymun Road to the east, Balcurris Road/Silloogue Road to the west and Block F to the south, is to be a five storey building comprising five levels of office space over ground to fourth floor levels (total gross floor area of 6,226sqm). The proposed development will result in the development of a number of a new internal street and public spaces, including a new north south aligned street with a new public square. The development also provides for outdoor terraces for the proposed cafes and

Week 51
15/12/08-19/12/08

restaurants. Development to include all hard and soft landscaping, sub stations and internal switch rooms and all associated site development works, waste management facilities and all other ancillary works. Vehicular access to the development will be from Gateway Crescent and Balcurris/Silloogue Road. The proposed development is to include the development and upgrade of Balbutcher Lane South. An EIS will be submitted to the Planning Authority with the planning application and the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Dublin City Council.

No relevant applications with regards to: -

- Appeals Lodged
- Appeals Decided

Week 51
15/12/08-19/12/08

FINGAL COUNTY COUNCIL

APPLICATIONS DECIDED

F08A/1107 GRANT PERMISSION Decision Date: 18-Dec-2008

Applicant:
Ballymun Regeneration Limited

Location:
Townlands Of Balcurris, Ballymun And Sillogue,
Ballymun, Dublin 11

Proposed Development:

Development located in the townlands of Balcurris, Ballymun and Sillogue, and forming part of the lands of the North Ballymun Local Area Plan 2005, south of the M50 motorway and north of St Margaret's Road.

The proposed development consists of the realignment of St Margaret's Road from its junction with Sillogue Lane (chainage 0M) to its junction with Ballymun Road R108 (an overall length of 1395m) and includes modifications to a previously Part 8 proposal. The realigned road consists of a dual carriageway with a varying width median, multiple traffic lanes (depending on junction configurations) and a dedicated bus lane on both carriageways with a grass verge (accommodating a swale), dedicated cycle track, pedestrian footpath and planted strip on both sides of the carriageways. The proposed realigned road includes five junctions; at chainage 400m (to the permitted IKEA development and to link with the existing St Margaret's Road), chainage 750m (to the permitted IKEA development and to access future development), chainage 1000m (to access future development), chainage 1160m (to link with Balbutcher Lane North) and chainage 1395m (junction with the R108 Ballymun Road). In addition the proposed development includes two link roads; from the junction at chainage 400m there is a 93m long single carriageway two lane link road to the City Council/Fingal County boundary at the existing St Margaret's Road and at chainage 1160m there is a 372m long single carriageway three lane link road to the City Council/Fingal County boundary at junction of the existing St Margarets Road and the the Ballymun Industrial Estate access road. The proposed development also includes ancillary surface water drainage and associated surface water attenuation basins, foul drainage, water supply, landscaping, public lighting and traffic signals.

The site is located on the North Ballymun Lands and is bounded by the Ballymun United Football Club lands, by the IKEA site and other development lands to the east and development lands to the south and Sillogue Lane to the west.

An Environmental Impact Statement will be submitted with the application.

Week 51
15/12/08-19/12/08

F08A/1147 **GRANT PERMISSION** Decision Date: 18-Dec-2008

Applicant:
TLC Centre Ltd (Santry)

Location:
Northwood, Santry, Dublin 9

Proposed Development:

Permission for a nursing home development. The development consists of a nursing home with 5 no. storeys over basement with a total internal floor area of 4683.7m², including 84 no. bedrooms (76 no. single and 8 no. double) with communal living spaces, dining areas, consultant rooms, shared facilities and general administrative areas. The site has a total area of 0.275 Ha and was previously approved for planning under reference numbers F03A/1624 and F98A/1328. The development also consists of an ESB Sub-station, drainage, underground and surface carparking, landscaping and all ancillary site works.

No relevant applications with regards to: -

- Applications Lodged
- Appeals Lodged
- Appeals Decided