

**PLANNING**

**DUBLIN CITY COUNCIL**

Ruirside Developments Limited intends to apply for an 8-year Permission for Large-Scale Residential Development, at a site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8 (Protected Structure). The proposed development comprises modifications to a large-scale residential development permitted under LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A. The proposed modifications to the scheme will result in an increased overall total of 569no. apartment units (an uplift of 7no. units). This will be achieved by the following proposals: Permitted 2no. 2-beds (total 6no.) to proposed 4no. studios (total 12no.), repeated across L07 - L09 (3 levels) in Blocks B1 & C; Permitted mezzanine residential amenity (151sqm) to proposed residential amenity (44sqm) and 1no. 3-bed (4-person) in Block B1; Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L00-L08 (9 levels) in Block C (total 9no.); Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L11 (11 levels) in Block B1 (total 11no.); Internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L27 (27 levels) in Block A (total 27no.). This application is for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.ParkgateStreetLRDRev2.com](http://www.ParkgateStreetLRDRev2.com). 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 (Monday to Friday 9:00am to 4:30pm). 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, 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.

**DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL**

Planning permission is sought by RRYRDL Ltd. for development at lands located at Saint Helen's, York Road, Dún Laoghaire, Co. Dublin, A96 Y838. The development will consist of amendments to previously permitted development Reg. Ref. D25A/0284/WEB (ACP-322865-25) as follows: (i) Internal and external modifications to Block B comprising: a minor increase in the building footprint (c. 2.3sqm), increasing the GFA from c. 459.2sqm to 467.8sqm; the provision 8 no. apartment units replacing the 2 no. permitted six-bedroom maisonette units; the 8 no. proposed units, with private amenity space in the form of balconies and terraces, comprise 6 no. studio apartments, 1 no. one-bedroom apartment, and 1 no. four bedroom apartment; and associated amendments to the permitted elevations; (ii) Minor modifications to the site layout comprising: the provision of additional private amenity space to new units in the form of terraces at ground floor level; the provision of additional visitor bicycle parking; and associated minor amendments to landscaping. The proposed amendments result in an overall revised unit mix comprising: 2 no. two-storey, three-bedroom detached dwellings (Unit Nos. 1 & 2), 4 no. three-storey, four-bedroom terraced houses (Unit Nos. 3 - 6), 1 no. duplex block comprising 2 no. two-bedroom apartments (Block C), 1 no. two-storey over basement level block (Block B) comprising 6 no. studio apartments, 1 no. one-bedroom apartment and 1 no. four-bedroom apartment, and 1 no. three-storey over basement block (Block A) comprising 1 no. four-bedroom apartment and 1 no. ten-bedroom unit. 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, County Hall, Dún Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

**Tipperary County Council**

We, Tony Delaney & Gerard Walsh, intend to apply for full planning permission for the following works: a) 6no. two storey dwellings in 2no. terrace blocks of 3 dwellings; b) removal of existing shed structure; c) alterations to existing boundary to provide new site entrance, access road and footpath from the existing Coille Bheithe Estate; d) new site boundary treatments; e) new waste, water and utility service connections and all associated site works at Coille Bheithe Estate, St. Conlan's Road, Nenagh, Co. Tipperary & to the rear of the existing dwelling at St. Conlan's Road, Nenagh, Co. Tipperary, E45 E044.

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, €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.

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**DUBLIN CITY COUNCIL**

Planning permission is sought by Neil O'Brian for development at 103 Seapark Drive, Clontarf East, Dublin 3, D03 C4E6. The development will consist of: (i) demolition of the existing rear shed; (ii) new 4.2m wide dormer window facing rear at attic level; (iii) porch modifications to roof, walls and windows; (iv) attic staircase access and internal modifications; (v) provision of a new 3.5m wide vehicular entrance including driveway to the front of the dwelling from Seapark Drive; (vi) new rooflights facing front at attic level; (vii) roof covering to site passage; (viii) SUDS drainage and all associated 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.

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# CONNALL TO PLAY FOR!

GERRY CALLAN - ON THE ROPES

**DUNDALK featherweight Conall Treanor will fight in Alberta tomorrow night for the vacant Canadian title.**

The 22-year-old Treanor, who is based in Edmonton and has won seven of his eight fights as a professional, will go in against Dylan Schroeder in Cochrane.

Schroeder, a 25-year-old who was actually born in Pakistan but is now a Canadian citizen and lives in Calgary, has won all but one of his ten bouts, but if Treanor wins, he will turn the clock back over a century.

All of 106 years, in fact. That's how long it is since an Irishman won a Canadian title.

En route to winning the world light-heavyweight title in March of 1922, Clare born Mike McTigue based himself in Montreal for the better part of two years and had some 20 fights in Canada.

Originally operating at

middleweight, McTigue, in early April 1920, beat Eugene Brosseau on a fifth-round knockout to capture the Canadian title.

In November of the following year he retained the title with a tenth-round knockout in Quebec City of the man Brosseau had dethroned as champion, Roddie MacDonald.

Meanwhile, Clonmel light-weight Conor O'Donovan will make his pro debut tomorrow in Massachusetts.

The 21-year-old has a four rounder against John Medina in Boston.

Brisbane-based Newry light-heavyweight Conor Wallace will end over ten months of inactivity next month.

The 29-year-old southpaw — who has a 16-1 record — will take on Walter Gabriel

Sequeira from Argentina in a scheduled eight rounder at the Music Hall in nearby Fortitude Valley.

Galway-born light-welterweight Antoine Og Mainin will have his fifth paid outing in New South Wales tomorrow night.

The 31-year-old, who is based in Sydney, will put his record of three wins and a no-contest in the line in an eight rounder against Kalani Marra in Yagoona.

Cookstown-based Timor-Leste super-featherweight Teo Alin will fight for the vacant Celtic title in Cardiff tomorrow week.

The 30-year-old, who has a six out of six record, will take on the also unbeaten Kane Shepherd, while Tallaght featherweight Lateef Bayo Alabi will be in action in Glasgow three weeks from tonight and Dublin welterweight Ryan O'Rourke will face the stiffest test of his career in New York on April 17.



**CAN-DO ATTITUDE**

Conall Treanor is eyeing the Canadian title; (inset) Tallaght's Lateef Bayo Alabi

CARLOS Adames retained his WBC middleweight title with a unanimous and near runaway points win over southpaw challenger Austin Williams at the Caribe Royale in Orlando.

Adames, a 31-year-old from the Dominican Republic native who is based in Las Vegas, dropped Williams in the second round en route to earning one card of 118-108 and two of 117-109.

The win brought the champion's record to 25-1-1,

while Williams, who was born in Milwaukee but now lives in Palm Beach Gardens in Florida lost for the second time in 22 fights.

ON the other side of America, at the Orange Show Events Centre in San Bernardino, 30-year-old Lester Martinez made just a little bit of history by beating Immanuel Alem to capture the interim WBC super-middleweight title.

Martinez is the first fighter from Guatemala to win a 'world' title of any sort.

**THREE AND EASY FOR CHRISTOPHER**

DROGHEDA middleweight Christopher O'Reilly made it three out of three in Queensland last weekend.

The 28-year-old took just 69 seconds to see off debutant Iain Blade from Christchurch in New Zealand in a scheduled four rounder at the Princess Theatre in the Brisbane suburb of Woolloongabba.