

Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended)

PLANNING APPLICATION FORM



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

January 2020

PLANNING APPLICATION FORM

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

1. MANDATORY INFORMATION

This application form is in two parts. Part 1 contains sections requiring mandatory information – these sections are **highlighted** and must be completed. In relation to Part 2, please see (4) below. Please note also that Q.27 is mandatory.

Failure to complete the mandatory sections of this form, or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each mandatory section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

In order to reduce the risk of your planning application being declared invalid, you are advised to complete and sign off on the validation checklist prior to lodging your planning application.

2. ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Dublin City Council to require supplementary information (i.e. other than mandatory information) in order to determine whether the application conforms with the development plan.

While failure to supply the supplementary information will not invalidate your planning application, it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Dublin City Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

3. IT IS VERY IMPORTANT TO NOTE THAT:

- (a) the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal, and**
(b) a person shall not be entitled solely by reason of a planning permission to carry out any development

4. DATA PROTECTION

The planning process is an open and transparent one.

All planning application documentation, Observations / Submissions, and the weekly planning lists are made available for public inspection at the Council's offices and on the Council's website under Section 38 of the Planning and Development Act 2000 as amended. This information is processed in accordance with the Planning and Development Act 2000 as amended and is made available to An Bord Pleanála in the case of an appeal under Section 127 of the Planning and Development Act 2000 as amended. There are 2 exceptions to the information being made available to the public and An Bord Pleanála (paper file or website): -

- Part 2 of the planning application form
- The email addresses and telephone numbers of Observations/Submissions

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

It is the responsibility of those entities 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 requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.



An Roinn Pleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8
T. 01 222 0400 E. planning@dublincity.ie www.dublincity.ie

PLANNING APPLICATION FORM – Part 1

For Office use only		Plan No:		
Checked by:		History Files		Date Received
Receipt No.				
Amount	€			

PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED

1. Type of application:

Permission Outline Permission

Retention Permission Permission on foot of Outline Permission

Place X in appropriate box.

Where permission on foot of outline permission is being applied for, quote outline permission Plan No.

2. Postal address of site or building: (if none, give description sufficient to identify):

Plots 5 and 6 to the north of Main Street and bounded by Belltree Avenue to the north; Park Street to the west and Lake Street to the east at Clongriffin, Dublin 13

3. Full Name of applicant (not agent), [Please note initials are not acceptable]

Land Development Agency

Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:

Registered address of Company: **Not Applicable**

Registered Number of Company:

Names of Company Directors:

5. Person/Agent acting on behalf of the Applicant (if any)

Hennie Kallmeyer

Address to be supplied at the end of this form (Question 28)

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.

(This should correspond with the wording of the newspaper and site notice.)

The proposed development will consist of the construction of a mixed use development comprising of two Blocks (i.e. Blocks 5 and 6) providing a total of 408 no. apartment units, as follows:

- Block 5 ranges in height between 3- and 6-storeys and provides for 138 apartment units (comprising 58 x 1 bed; 78 x 2 bed and 2 x 3 bed units) with all apartments being provided with private balconies/terraces. A total of 879 sq.m of Communal Open Space is provided at podium level (736 sq.m, including children's play space) and at 4th floor roof terrace of 143 sq.m). At ground floor level provision is made for 502 sq/m of Community / Arts and Cultural floorspace. Provision is made for 79 car parking spaces, comprising 45 no. on-site car parking spaces (below podium level at ground floor level), accessed via a new vehicular access onto Park Street and 34 no. on-street car parking spaces. A total of 4 motorcycle spaces and 290 no. bicycle spaces (comprising 220 no. residents' spaces and 70 no. visitor spaces) are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant rooms and an integrated ESB substation and associated switch room. An on-street loading bay is provided along Lake Street.
- Block 6 ranges in height between 4- and 7-storeys and provides for 270 apartment units (comprising 122 x 1 bed and 148 x 2 bed units) with all apartments being provided with private balconies/terraces. A total of 2,678 sq.m of Communal Open Space (including children's play space) is provided within a central courtyard at podium level. At ground floor level provision is made for 707 sq/m of Community / Arts and Cultural floorspace and a childcare facility of 413 sq.m (with an ancillary play area of 125 sq.m). Provision is made for 181 no. car parking spaces, comprising 118 no. on-site car parking spaces (below podium level at ground floor level), accessed via a new vehicular access onto Lake Street and 63 no. on-street car parking spaces. A total of 9 motorcycle spaces and 568 no. bicycle spaces (comprising 418 residents' spaces; 136 no. visitors spaces and 14 no. creche spaces) are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant/tank rooms and 2 no. integrated ESB substations and associated switch rooms. An on-street loading bay is provided along Dargan Street.

Other works include: (a) the provision of road infrastructure, comprising the construction and/or extension of surrounding streets, including Dargan Street (located between Block 5 and Block 6), Market Street (to the south of Block 5) which includes an external multi-functional community / arts and cultural events space of 315 sq.m, and sections of Lake Street (to the east of Block 5); (b) green infrastructure provision in the form of a public open space / landscaped pocket park extending to 1,433 sq.m in area (i.e. Grant Park, that is located to the east of Lake Street at its junction with Dargan Street) together with street planting and public lighting throughout; and (c) all associated engineering and site works (including underground services and utility connections) necessary to facilitate the development.

7. (a). State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.):

Owner – Freehold

(b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

*** If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2226188)**

8. In the case of CURRENT buildings to be retained on site, please state:

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m ²)	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m ²)
		Not Applicable – No Buildings on Site			

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house* or part thereof?

No

(ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

No

(iii) In the case of a habitable house* please state if occupied and give details of occupancy:

N/A

*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling *or*
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, *or*
- (c) was provided for use as a dwelling but has not been occupied

10. In all types of development, please state:

(a) Total site area

22,130 m²

(b) Floor area* of buildings proposed to be retained within site

0 m²

(c) Floor area* of new buildings proposed within development

43,893 m²

(d)(i) Total floor area* of proposed development (i.e. new and retained)

43,893 m²

(ii) In the case of existing residential extensions, exempt or not, please state floor area

N/A

(e) Floor area* of buildings to be demolished

0 m²

(f) Total Non-Residential floor area*

1,622 m²

(g) Proposed plot ratio

1.98

(h) Proposed site coverage

55%

11. If the proposal involves the provision of Child Care/Crèche facilities please state:

No. child care spaces

99

Total floor area*

413 m²

12. In the case of residential developments please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses								
Apartments			180	226	2			408
No. of carparking spaces to be provided	260 (comprising 163 no. on-site (under podium level) and 97 no. on-street car parking spaces)							260

(b). Total net floor area**

28,764 sq.m

(c). Total gross floor area*

35,596 sq.m

* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

**Gross floor area minus common circulation areas

13. In the case of mixed development (e.g. Residential, Commercial, Industrial etc.), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross Floor area in m ²
Residential	28,764
Creche / Childcare Facility	413
Community, Arts and Cultural Uses	1,209
Ancillary Office	19

14. Fee Payable

€64,718.40

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
Residential	€130 per unit (x 408)	€53,040			
Commercial	€7.20 x 1,622	€11,678.4			€

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15.	Approved newspaper in which notice was published	The Irish Daily Star
	Date of publication	15 August 2024
	Date of erection of site notice(s)	15 August 2024

16. SOCIAL AND AFFORDABLE HOUSING		
Please tick appropriate box.	YES	NO
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?	X	
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example,</p> <p>(i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act”</p> <p>If the answer to the above is “yes” but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.</p>	Refer to Part V Housing Allocation Social Homes report and enclosed letter dated 13 May 2024 from DCC Housing Department with costings attached	

17 (i) Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes No *Place X in appropriate box*

(If **yes**, the newspaper and site notice must indicate this fact).

(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes No *Place X in appropriate box*

18 (a). Are you aware of any valid planning applications previously made in respect of this land/structure

Yes No *Place X in appropriate box*

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
ABP SHD Ref. 305319-19	30.08.2019
ABP SHD Ref. 305316-19	30.08.2019

If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 (as amended).

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes No *Place X in appropriate box*

If **yes**, please state An Bord Pleanála Reference No.:

19. DEVELOPMENT DETAILS		
Please tick appropriate box	YES	NO
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?	X Monument Ref. DU015-064001	
Does the proposed development require the preparation of an Environmental Impact Statement? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Do the Major Accident Regulations apply to the proposed development?		X

Is the site within a zone of archaeological interest?		X
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X

20. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [X]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details – N/A

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes No X *Place X in appropriate box*

If **yes**, please give details:

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes No *Place X in appropriate box*

If **yes**, please state date of meeting Refer to Q3 of Accompanying Form 19

NOTE: You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes No *Place X in appropriate box*

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

24. Proposed Source of Water Supply

Existing connection [] New mains connection [X] Private well []

Use of grey or recycled water []

Other (please specify) _____

For non domestic developments

Proposed daily flow in cubic metres - 165 cm/d

Proposed peak flow in litres/second – 9.6 l/s

25. Proposed Drainage System

All items on the “Drainage Requirements for Planning Applications” sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

26. Name & Address of person or firm responsible for preparation of drawings:

Pamela Gill
CCK Architects, 65 Merrion Square, Dublin 2

I, the undersigned, hereby declare, that to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

**Signature of applicant
(or his/her agent)**



Date

16 August 2024