



**Supplementary Form to accompany the
Standard Dublin City Council Planning Application Form
for permission for a Large-scale Residential Development (LRD)**

Form 19


BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete 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 section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.



Form No. 19	 Comhairle Cathrach Bhaile Átha Cliath Dublin City Council
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Part 1

1. Supplementary information to accompany an application for a Large-scale Residential Development

(a) Prospective Applicant's Name: Royalton Developments Dublin 4 Ltd.	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Julie Costello (Tom Phillips + Associates)
Correspondence Address:	Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449.
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	Des Twomey (Plus Architecture)
Company:	Plus Architecture, Chancery Lane, Dublin 8, D08 C98X.



(d) Declaration:

I 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 the Planning and Development Act 2000, as amended, and the Regulations made thereunder

Signature of person authorised to operate on behalf of the Prospective Applicant:

Julie Costello

Date: 26th September 2024

2. Details of Large-scale Residential Development

(a) Address of the proposed Large-scale Residential Development:

Former Maxol Filling Station and former motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0)



3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority
reference number:

LRD6069/24S-1

Meeting date(s):

29th August 2024

(b) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority: **N/A – Please refer Appendix A**

Planning Authority
reference number:

N/A

Meeting date(s):

N/A

(c) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

No consultation undertaken.



4. Application Requirements

		Yes	No
<u>Newspaper</u>			
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:	X	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: Irish Daily Star			
(ii) Date of publication: 26th September 2024			
(iii) Date of erection of site notice(s): 26th September 2024			
		Yes	No
<u>(c) Site Notice</u>			
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", state date on which the site notice(s) was erected:			
26th September 2024			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			

	Please tick appropriate box	Yes	No
<u>EIAR</u>			
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X



If the answer to above is “Yes”, is an EIAIAR enclosed with this application?	Enclosed: N/A		
If the answer to above is “Yes”, the newspaper and site must indicate this fact.	Included: N/A		
<u>EIAIAR Confirmation Notice</u> Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAIAR accompanies the application.	Enclosed: N/A		
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
<u>Natura Impact Statement</u> (e) Is a Natura Impact Statement (NIS) required for the proposed development?			X
If the answer to above is “Yes”, is an NIS enclosed with this application?	Enclosed: N/A		
If the answer to above is “Yes”, the newspaper and site must indicate this fact.	Included: N/A		
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			X



5. Zoning			
(a) Site zoning in current Development Plan or Local Area Plan for the area:	Z1- Sustainable Residential Neighbourhood		
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Residential development under construction (Strategic Housing Development ABP Ref. 310299-21) Proposed: Residential		
6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
<u>Site Location Map</u>			
(a) Site location map sufficient to identify the land, at appropriate scale.	X		
<u>Layout Plan</u>			
(b) Layout plan of the proposed development, at appropriate scale.	X		
<u>Statement of Consistency</u>			
(c) Statement of consistency with the Development Plan	X		
Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Response</u>			
(d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.			X



Please tick appropriate box below to indicate answer	Yes	No	N/A
<p><u>Statement of Specified Additional Information</u></p> <p>(e) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>			X

7. Water Services:	Please tick the appropriate box	Yes	No
<p><u>Evidence of Engagement with Irish Water</u></p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)</p>	Included:		X (As per approved development)
<p><u>Confirmation of Feasibility Statement</u></p> <p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)</p>	Included:		X (As per approved development)
<p><u>Statement of Compliance with Irish Water’s Standard Details & Codes of Practice</u></p> <p>(c) A Statement of Compliance with Irish Water’s Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include statement)</p>	Included:		X (As per approved development)



8. Traffic and Transport:	Please tick the appropriate box	Yes	No
<p><u>Traffic/Transportation Impact Assessment</u></p> <p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?</p>	Included:	X	
<p><u>Travel Plan</u></p> <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	Included:	X	
9. Taking in Charge:	Please tick the appropriate box	Yes	No
<p><u>Take in Charge – Site Plan</u></p> <p>Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p>	Included:		X (as per approved development)
10. Maps, Plans and Drawings			
<p><u>Schedule of Drawings</u></p> <p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>	Included:	X	



11. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application. – **A Design Statement is required that captures the following requirements:**

Please tick appropriate box:	Yes	No
<p><u>Design Statement</u></p> <p>(a) A design statement that addresses the sites location and context and the proposed design strategy.</p>		<p>X (As per approved development – minor layout changes discussed in TPA documentation)</p>
<p><u>Schedule of Accommodation/Housing Quality Assessment</u></p> <p>(b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.</p>	<p>X</p>	
<p>(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p>	<p>X</p>	
<p>(d) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	<p>X</p>	
<p>(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>X</p>	



Please tick appropriate box:	Yes	No
(f) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?		X
<u>Demolition of a Protected Structure</u> (g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
<u>Statutory Notices</u> (h) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		X

12. Breakdown of Housing units:

Apartments – No proposed change from SHD Ref. 310299-21		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1-bed	56	
2-bed	56	
3-bed		
4-bed		
4+ bed		
Total	112	



*** see Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (as amended)**

Houses – None proposed		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Student Accommodation – None proposed			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			



State total number of residential units in proposed development	112 No. Apartments
13. LRD Floor Space (All Sections Must Be Completed)	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	8187 m²
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	N/A
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	N/A
Class of Development	Gross Floor Space in m²
Medical use	N/A
Community/Cultural/Arts	N/A
Commercial (retail/café and bike store)	N/A
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	8187 m²
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0
(e) plus (f)	100%

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An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

Planning Authority Official Use only:

Planning Reference:

Planning Authority Stamp:

APPENDIX A: Letter from Dublin City Council, dated 24th September 2024, confirming no formal LRD preplanning consultation was required.



An Roinn Phleanála & Forbairt Maoinne,
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8, D08 RF3F

Planning & Property Development Department,
Block 4, Floor 3, Civic Offices
Wood Quay, Dublin 8, D08 RF3F

24/09/2024

Royalton Developments Dublin 4 Ltd.
c/o Julie Costello,
Tom Phillips + Associates,
80 Harcourt Street,
Dublin 2 D02 F449,
info@tpa.ie

Re: Section 247 (7) – Section 247(7) Request for LRD Application for amendments to permitted development ABP 310299-21 (SHD0010/21) for 112 no. apartments and associated works on the c. 0.385 ha site comprising the former Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0),

Dear Julie,

A *Pre-Application Consultation Request* dated 29/08/24 was received by Dublin City Council's Planning Department on behalf of Royalton Developments Dublin 4 Ltd.

The request for consultation was regarding proposed amendments to permitted Strategic Housing Development Reg. Ref. ABP 310299-21 which was granted by An Bord Pleanála on the 6/9/21, for the construction of a 6 storey apartment building, providing 112 residential units, communal space, a basement level car park and associated works.

A subsequent Section 247 meeting was held between the applicant – Royalton Developments Dublin 4 Ltd, and Dublin City Council on the 29/8/24 (as per Planning and Development Act 2000-2022)(LRD6069/24S-1).

The following references a determination under Section 247 (7) of the aforementioned Act.

Determination under Section 247 (7) of the Planning & Development Act 2000 as amended

Introduction

The Planning Authority received a request on behalf of Royalton Developments Dublin 4 Ltd, in relation to proposed amendments to a permitted development Reg. Ref. ABP 310299-21.

Permitted and Proposed Development

The permitted development was for:

the demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 sq m) and the construction of a 6-storey apartment building (with setbacks at Third, Fourth and Fifth Floor Levels) (accommodating 112 No. apartments (56 No. 1-bed and 56 No. 2-bed units) and 297 sq m communal space primarily comprising a gym, lounge, work space, bookable room, office and parcel store) over single basement level (accommodating 79 No. car parking spaces (including 2 No. car club spaces), 4 No. motorbike parking spaces, 224 No. bicycle spaces, together with ancillary areas including circulation, plant, attenuation tank, waste management storage areas, and service areas).

Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access via Church Avenue; (the total gross floor area of the proposed development is 12,273 sqm (including basement of 2,679 sqm and a detached single storey ground floor ESB Substation/ switchroom of 25 sqm)).

The current proposal relates to:

“The proposed amendments include changes to the ground floor layout and basement layout of the permitted development. These changes include amendments to the basement footprint the western section of the permitted retaining wall, including the arrangement of the attenuation tank within the basement. In addition, changes are proposed in the north-eastern section of the basement at the vehicular ramp. This will create a GIA increase of c. 293 sq m in the basement. In addition, the proposed amendment is comprised of a reorganisation of the basement layout including reorganisation of plant areas, attenuation tank, cycle parking areas and bin stores; redesign of the vehicular ramp to include segregation of cyclists and vehicles, with associated amendments to entrance gates; changes in level and reduction of permitted car parking spaces from 79 to 70 No. spaces.

In addition, it is proposed to provide 2 No. new fire escape stairs, with reorganisation of the permitted basement and ground floor layout and elevation changes. Other proposed amendments include redesign of the permitted stair cores, corridors and lobbies to comply with the Building Regulations (1997, as amended); amendments to the permitted landscape layout and materials and finishes; an increase in height of the top floor parapet level has risen by c. 315mm, with no impact on the permitted lift overrun; modifications to flood mitigation measures are proposed at ground level; reorganisation of plant and green roof provision at roof level to facilitate PV panels; and all associated site works above and below ground.”

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

- (a) the proposed development is substantially the same as the permitted development, and
- (b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that **no further consultation is required** under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on the 26/6/24, 29/8/24, 9/9/24 and 12/9/24.

In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000-2022 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,
Brianán Nolan
Senior Executive Planner
South East Area
Dublin City Council