

Planning Application Form

(Form No. 2 of Schedule 3 to the Planning and Development Regulations 2001, as amended)

Before filling out attached form please note the following

Standard planning application form and accompanying documentation

Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.

Please ensure that all necessary documentation is attached to your application form.

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.

Supplementary information

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may, therefore, need supplementary information (ie. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application, however, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore, failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should, therefore, contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

Data protection

The planning process is an open and public one. In that context, all planning applications are made available for public inspection and Dún Laoghaire Rathdown County Council publishes weekly lists of planning applications received as well as weekly lists of planning decisions. This information may also be placed on the Council's website.

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 and 2003, taking account of the preference outlined above.

Notes to the applicant

Sections 1 to 21 of this form **MUST** be completed insofar as they relate to your particular proposal. Failure to do so will render your application invalid.

Sections 22 to 26 seek supplementary information which may be needed by this Planning Authority to assess the application having regard to its development plan which sets out local development policies and objectives for its own area.

Failure to submit this supplementary information, where relevant, will **NOT** invalidate your application. However, the Planning Authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it.

Therefore, failure to supply any relevant supplementary information could delay the application or lead to a refusal of permission.

You are advised to contact this office to determine what local policies and objectives would apply to your proposal and whether supplementary information is required.

Other Statutory Codes

Please note the provisions of Section 34(13) of the Planning and Development Act 2000:

“A person shall not be entitled solely by reason of a permission under this section to carry out any development”.

The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

Please note that in accordance with Section 251 of the Planning and Development Act 2000:

Where calculating any appropriate period or other time limit referred to in this Act or in any other regulations made under this Act, the period between the 24th day of December and the 1st day of January, both days inclusive, shall be disregarded (Not applicable to Development Plan matters).

Planning application documentation requirements

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

1. ALL planning applications:
 - the relevant page or a copy of newspaper that contains notice of your application
 - a copy of the site notice. Note: If Yellow Site Notice, please supply
 - * six copies of site location map
 - * six copies of site or layout plan
 - * six copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
 - the appropriate planning fee
 - * see note no. 5 overleaf
2. Where the applicant is not the legal owner of the land or structure in question:
 - The written consent of the owner to make the application.
- 3(a). Where the application is for residential development that is subject to Part V of the 2000 Act:
 - specification of the manner in which it is proposed to comply with Section 96 of Part V.

or

- a certificate of exemption from the requirements of Part V.

or

- a copy of the application submitted for a certificate of exemption

3(b). Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of Section 96(13) of the Act:

- information setting out the basis on which Section 96(13) is considered to apply to the development.
(see direction no. 3)

4. Where the disposal of wastewater for the proposed development is other than to a public sewer:

- information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

5. Where the application refers to a protected structure/proposed protected structure/or the exterior of a structure which is located within an architectural conservation area (ACA):

- ten copies of photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

6. Applications that refer to a material change of use or retention of such a material change of use:

- plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

7. Where an application requires an Environmental Impact Statement:

- an Environmental Impact Statement.

8. Applications that are exempt from planning fees:

- proof of eligibility for exemption (See direction no. 17).

IMPORTANT – Please note that if the required application documentation is not submitted with the application, the application will be declared invalid.

Directions for completion of planning application form

1. Grid reference in terms of the Irish Transverse Mercator.
2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building, that is, floor areas must be measured from inside the external wall.
6. Where the existing use is 'vacant' please state most recent authorised use of the land or structure.
7. Under Section 97 of the Planning and Development Act 2000 (as amended), applications involving development of 4 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.

8. *Under Section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under Section 96 of the Act.*
9. *Record of Monuments and Places, under Section 12 of the National Monuments Amendment Act 1994, is available for each county, in the local authorities and public libraries in that county. Please note that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Arts, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Arts, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Arts, Heritage and the Gaeltacht.*
10. *An Environmental Impact Statement (EIS) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001, as amended, which exceeds a limit, quantity or threshold set for that class of development. An EIS will also be required by the planning authority in respect of sub-threshold development where the authority considered that the development would be likely to have significant effects on the environment (article 103).*
11. *An appropriate assessment of proposed development is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the planning authority to screen proposed developments to determine whether an appropriate assessment is required and where the authority determines that an appropriate assessment is required, the authority will normally require the applicant to submit a Natura impact statement (NIS). Where the applicant considers that the proposed development is likely to have a significant impact on a European site it is open to him/her to submit a NIS with the planning application.*
12. *The appeal must be determined or withdrawn before another similar application can be made.*
13. *A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. An applicant should contact his or her planning authority if he/she wishes to avail of a pre-application consultation. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.*
14. *The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.*
15. *All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001, as amended.*
16. *The location of the site notice(s) should be shown on site location map.*
17. *See Schedule 9 of Planning and Development Regulations 2001, as amended. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.*

Important note in relation to interpretation of fees

1. *The “provision of a house”, building or other structure means:
(a) the carrying out of works
(b) the making of a material change in the use of a structure, or
(c) the retention of an unauthorised development.*
2. *(a) Subject to paragraph (b), at references 6, 7, 11 and 12 of column 1 of the Scale of Fees, “use of land” shall include the retention of an unauthorised use of land, and the carrying out of works, or the retention of structures, on, in or under the land which are incidental to the use.*

(b) At reference 11 of column 1 of the Scale of Fees, “use of land” shall include the carrying out of works for the provision of a club house or related facilities for persons using the golf course or pitch and putt course, or the retention of any such structure.

Maximum and Minimum fees for Planning Applications

1. The maximum fee payable to a planning authority by an applicant in respect of an Outline application shall be €28,500.
2. The maximum fee payable to a planning authority by an applicant in respect of an application to which Article 161 applies shall be €9,500 ie. reduced fee.
3. The maximum fee payable to a planning authority by an applicant in respect of an application for permission for retention of unauthorised development applies shall be €125,000.
4. The maximum fee payable to a planning authority by an applicant in respect of any planning application other than an application mentioned in paragraph 1, 2 or 3 shall be €38,000.
5. The minimum fee payable to a planning authority by an applicant in respect of a planning application shall be €34 and, in any case where the planning authority make a refund in respect of a planning application, the refund shall not be such as to reduce the balance of the fee to less than €34.
6. The fee payable to a planning authority by an applicant in respect of an application for outline planning permission shall be three quarters the amount indicated for the relevant class of development.

Class of Development	Amount of Fee	Amount of Fee for Retention Permission
1. The provision of a house	€65	€195 or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.
2. (a) Any works for the carrying out of maintenance, improvement or other alterations of an existing house (incl. any works for the provision of an extension or the conversion for use as part of the house of any garage, store, shed or other structure).	€34	€102 or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.
(b) Any other works, including the erection, construction or alteration of structures, within or bounding the curtilage of an existing house, for purposes ancillary to the enjoyment of the house as such.	€34	€102 or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.
3. The provision of buildings or other structures for the purposes of agriculture or the keeping of greyhounds.	(i) in the case of buildings, €80 for each building, or €1 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for the keeping of greyhounds or 200 square metres in any other case, whichever is the greater, (ii) in the case of any other structures, €80 for each structure, subject to a maximum of €300.	(i) in the case of buildings, €240 for each building, or €3 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for keeping of greyhounds or 200 square metres in any other case, whichever is the greater, (ii) in the case of any other structure €240 for each structure, subject to a maximum of €900.

<i>Class of Development</i>	<i>Amount of Fee</i>	<i>Amount of Fee for Retention Permission</i>
4. <i>The provision of buildings other than buildings coming within class 1, 2 or 3.</i>	<i>€80 for each building, or €3.60 for each square metre of gross floor space to be provided, whichever is the greater.</i>	<i>€240 for each building, or €10.80 for each square metre of gross floor space to be provided, whichever is the greater.</i>
5. <i>(a) the use of uncultivated land or semi-natural areas for intensive agricultural purposes.</i>	<i>€5 for each hectare of site area.</i>	<i>€15 for each hectare of site area.</i>
<i>(b) Initial afforestation</i>	<i>€5 for each hectare of site area.</i>	<i>€15 for each hectare of site area.</i>
<i>(c) the replacement of broad-leaf high forest by conifer species</i>	<i>€80 or €5 for each hectare of site area, whichever is the greater.</i>	<i>€240 or €15 for each hectare of site area, whichever is the greater</i>
<i>(d) peat extraction</i>	<i>€5 for each hectare of site area.</i>	<i>€15 for each hectare of site area.</i>
6. <i>The use of land for:</i> <i>(a) the winning and working of minerals</i> <i>(b) the deposit of refuse or waste</i>	<i>€500 or €50 for each 0.1 hectare of site area, whichever is the greater.</i>	<i>€1,500 or €150 for each 0.1 hectare of site area, whichever is the greater.</i>
7. <i>The use of land for –</i> <i>(a) the keeping or placing of any tents, campervans, caravans or other structures (whether or not movable or collapsible) for the purpose of caravanning or camping or the sale of goods</i> <i>(b) The parking of motor vehicles</i> <i>(c) The open storage of motor vehicles or other objects of substances.</i>	<i>€80 or €50 for each 0.1 hectare of site area, whichever is the greater.</i>	<i>€240 or €150 for each 0.1 hectare of site area, whichever is the greater.</i>
8. <i>The provision on, in, over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.</i>	<i>€200 or €50 for each 0.1 hectare of site area, whichever is the greater.</i>	<i>€600, or €150 for each 0.1 hectare of site area, whichever is the greater.</i>
9. <i>The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.</i>	<i>€80 or €20 for each square metre or part thereof, of advertising space to be provided, whichever is the greater.</i>	<i>€240 or €60 for each square metre, or part thereof, of advertising space to be provided, whichever is the greater.</i>
10. <i>The provision of overhead transmission or distribution lines for conduction electricity, or overhead telecommunications lines.</i>	<i>€80 or €50 for each 1,000 metres length, or part thereof, whichever is the greater.</i>	<i>€240 or €150 for each 1,000 metres length, or part thereof, whichever is the greater.</i>
11. <i>The use of land as a golf course or a pitch and putt course – not including club house.</i>	<i>€50 for each hectare of site area.</i>	<i>€150 for each hectare of site area.</i>
12. <i>The use of land as a burial ground.</i>	<i>€200 or €50 for each hectare of site area, whichever is the greater.</i>	<i>€600 or €150 for each hectare of site area, whichever is the greater.</i>
13. <i>Development not coming within any of the foregoing classes.</i>	<i>€80 or €10 for each 0.1 hectare of site area, whichever is the greater.</i>	<i>€240 or €30 for each 0.1 hectare of site area, whichever is the greater.</i>

Planning Application Form

Date received

Reg. ref.

Please read directions and documentation requirements at front of form before completion. All questions relevant to the proposal being applied for must be answered. Non-relevant questions: Please mark n/a.

1 Application for (please tick) (Form no. 2 of schedule 3 to the Planning and Development Regulations 2001, as amended)



Permission



*Outline permission



*Permission consequent on the grant of outline permission



Retention permission

Where permission consequent on the grant of outline permission is being applied for, quote outline permission ref. no.

Date of grant of outline permission

*NOTE: Permission consequent on the grant of outline permission should be sought only where outline permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 outline permission lasts for 3 years.

Outline permission may not be sought for:

(a) the retention of structures or continuance of uses, or

(b) developments requiring the submission of an Environment Impact Statement/I.P.C./Waste Licence or

(c) works to protected structures or proposed protected structures

2 Location of proposed development

(a) Postal address or townland or location (as may best identify the land and/or structure in question)

Lands at Junction of Sallynoggin Road and Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin

(b) Ordnance survey map reference number and the grid reference where available (Grid reference in terms of the Irish transverse mercator)

Sheet No. 3394-16. Centre Coordinates: ITM 7242655,727041

3 Name of applicant (person/entity seeking planning permission, not an agent acting on his/her behalf)

Red Rock Glenageary Limited

4 Where the applicant is a company registered under the Companies Acts 1963-2014, please state the following

Name(s) of company director(s)

Keith Cradock and Ciaran McIntyre

Registered address of company

3 Crosthwaite Grove, Dun Laoghaire, Milington, Dublin

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

Name

Laura Brock, Brock McClure Planning & Development Consultants

6 Person responsible for preparation of drawings and plans. (Where the plans have been drawn up by a firm/company, the name of the person primarily responsible for the preparation of the drawings and plans on behalf of that firm/company should be given.)

Name

John Fleming

Firm/Company

John Fleming Architects

7 Legal interest of applicant in the land and/or structure



(a) Owner



(b) Occupier



*(c) Other

Please tick appropriate box to show the applicant's legal interest in the land or structure.

* Where legal interest is other, the applicant is requested to expand further on the interest in the land and/or structure.

The Applicant holds ownership of the majority of the subject site (0.6 ha of total 0.72 ha)

If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner, of consent to make the planning application, as listed in the accompanying documentation.

For lands outside of the Applicant's ownership subject to development, we refer the Planning Authority to the accompanying letters of consent from Lidl Ireland GMBH dated 17 April 2023 and Dún Laoghaire-Rathdown County Council dated 28 September 2023.

8 Description of proposed development

(A brief description of the nature and extent of the development, including reference to the number, height and uses of buildings, protected structures, etc). This should correspond with the wording of the newspaper advert and site notice.

See attached development description.

9 Site area

Area of site to which the application relates in hectares

0.74

ha.

10 Where the application relates to a building or buildings

Gross floor area in sqm

(a) Gross floor space of any existing building(s)

N/A

(b) Gross floor space of proposed works

(c) Gross floor space of work to be retained (if appropriate)

N/A

(d) Gross floor space of any demolition (if appropriate)

N/A

Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building ie. floor areas must be measured from inside the external wall.

11 In the case of mixed development (eg. 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

Mixed-use residential and commercial development

Class of development

Gross floor area in sqm

(a) Gross floor space of residential class of development

(b) Gross floor space of industrial/commercial class of development

1,259 sqm

(c) Gross floor space of demolition of industrial/commercial class of development

N/A

(d) Gross floor space of demolition of residential class of development

N/A

(e) Other

N/A

12 In the case of residential development please provide breakdown of residential mix

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Apartments	<input type="text"/>	41	74	27	<input type="text"/>	<input type="text"/>	138
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Number of car parking spaces to be provided Existing Proposed Total

13 Where the application refers to a material change of use of any land and/or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought). Note: Where the existing use is "vacant" please state the most recent authorised use of the land or structure

Vacant Brownfield Site - most recent authorised use of land for Public House use

Proposed use (or use it is proposed to retain)

Residential and Commerical

Nature and extent of any such proposed use (or use it is proposed to retain)

14 Social and Affordable Housing (please tick appropriate box)

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? (see direction no. 7)

Yes No



If the answer to the above question is yes and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Act including:-

- 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 combinations of the foregoing, and
- 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 of Part V of the Act.

If the answer to the above question is yes, but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000, 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).

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.

NB. This section must be completed for all proposals for the provision of one or more new dwelling units.

15 Development details (please tick appropriate box)

Yes

No

(1) Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?

☐☒

Note: If Yes, newspaper advertisement and site notice must indicate this fact.

(2) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?

☐☒

Note: If the answer is YES to either 15(1) or 15(2) ten sets of drawings/plans/photographs must be submitted with the planning application.

(3) 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 (see direction no. 4).

☐☒

(4) 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?

☐☒

(5) Does the proposed development require the preparation of an Environmental Impact Statement? (see direction no. 5)

☐☒

(6) 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?

☐☒

(7) Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?

☐☒

(8) Do the major accident regulations apply to the proposed development?

☐☒

(9) Does the application relate to a development in a Strategic Development Zone?

☐☒

(10) Does the proposed development involve the demolition of any habitable house?

☐☒

Note: Demolition of a habitable house requires planning permission.

Note: A "habitable house" is a building or part of a building which

(a) is used as a dwelling, or

(b) is not used, but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling, but has not been occupied.

16 Site history (please tick appropriate box)

Details regarding site history (if known)

Yes

No

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

☐☒

If yes, please give details eg. year, extent

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

Yes

No

If yes, please give details eg. year, extent

☐☒

16 (cont.)

Yes No

2. Are you aware of any valid planning applications previously made in respect of this land/structure? ☒

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

Ref. no.

LRD23A/0303 / D23A/0382

Date

10 May 2023 / 12 June 2023

Note: 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. A valid application includes an application subsequently withdrawn.

3. Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of the same development or development of the same description? ☒

Yes No

Note: the appeal must be determined or withdrawn before another similar application can be made.

An Bord Pleanála reference no.

17 Pre-application consultation

Yes No

Has a pre-application consultation taken place in relation to the proposed development? (see direction no. 6) ☒

If yes, please give details

Ref. no. (if any)

PAC/LRD1/021/23 / PAC/LRD2/004/23

Date(s) of consultation

12 September 2023 / 21 September 2022

Persons involved

See attached full attendance list.

18 Services

1. Proposed source of water supply

☒ Existing connection

New connection

☒ Public mains

Group water scheme

Private well

Other (please specify)

Name of group water scheme (where applicable)

2. Proposed wastewater management/treatment

Existing

New

☒ Public sewer

Conventional septic tank system

Other on-site treatment system (please specify)

3. Proposed Surface Water Disposal

☒ Public Sewer/Drain

Soakpit

Watercourse

Other (please specify)

19 Details of public notice

White

☒ Yellow

*Approved newspaper in which notice was published

Irish Daily Star

Date of publication

27 October 2023

Date on which site notice was erected

27 October 2023

* Note: The list of approved newspapers for the purpose of giving intention to make a planning application, is available from the council. Please also refer to directions for completion of site notice.

20 Application fee

Fee payable

€27,004.80

Basis of calculation

Class 14 b (x 138) + Class 14 c (x 1,259)

Note: Please see fee notes attached to this form.

21 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 & Development Act 2000, as amended, and the regulations made thereunder

Signed (applicant or agent as appropriate)

Lara Bowles

Date 27 October 2023

Supplementary information (Sections 22, 23, 24, 25, 26)

22 Development contributions

A development contribution scheme under Section 48 of the Planning and Development Act 2000 (as amended) was adopted by Dún Laoghaire Rathdown County Council on the 14th December 2015.

With effect from 1st January, 2016, the first 40 square metres of any domestic extension, including family flats will be exempt from the contribution scheme. All domestic extensions including family flats in excess of 40 square metres are subject to a contribution under this scheme. For example:

Domestic extension = 50 square metres.

Area in excess of 40 square metres = 10 square metres. Area subject to contribution = 10 square metres.

Please certify

* Gross floor area of the proposed domestic extension which is the subject of this application

Signature

* Gross floor area: the total floor space on each floor measured from the inside of the external walls

23 (1) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant).

Supplementary Development Contribution Scheme (LUAS Line B1). (This scheme does not apply to domestic extensions or family flats).

Area of site hectares

Area of residential development hectares

Area of commercial elements hectares

Note: If unsure whether site of application falls within Section 49 scheme area, please check with our planning office.

23(2) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant). Supplementary Development Contribution Scheme (Glenamuck District Distributor Road and Surface Water Attenuation Ponds).

This scheme does not apply to:

- (a) Domestic extensions and family flats
- (b) Other exempted development as outlined in the Scheme. A full list of exemptions is available on our website www.dlrcoco.ie.
- (c) Single residential developments where the applicant is native to the area. A separate statutory declaration form needs to be completed in this case.

Is the proposer native to the area?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If "Yes" please submit the statutory declaration form with this application form which is available on the Council's website www.dlrcoco.ie, or at the Council's Planning Office, County Hall, Marine Road, Dún Laoghaire or the Dundrum Office (behind Bank of Ireland, Main Street, Dundrum).

No. of residential units

Area of commercial elements m².

Area retail elements m².

Note: If unsure whether site of application falls within Section 49 scheme catchment area, please check with our Planning Office.

24 Is it proposed that the development will (please tick appropriate box)

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

(a) be taken in charge by the county council

(b) be maintained by an estate management company

(c) in part be taken in charge and part maintained by an estate management company

Please submit a site layout drawing that clearly indicates all services within the estate (roads, footpaths, car parking spaces, foul/surface water sewers, watermain and public open spaces) that the applicant wish the local authority to take in charge.

25 Do any statutory notices apply to the site/building at present? (eg. enforcement, dangerous buildings, derelict sites, building control, fire safety etc.) (please tick appropriate box)

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, please give details

26 Detailed proposals for the separate disposal of both foul and surface water to the public sewers, or other locations, are required. No surface water should be shown entering the foul drainage system.

Please give details

Please refer to the Infrastructure Report prepared by AECOM Consulting Engineers



**Brock
McClure**
PLANNING & DEVELOPMENT CONSULTANTS

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Development Description – Glenageary Gate LRD

Red Rock Glenageary Ltd., intend to apply to Dún Laoghaire Rathdown County Council for a Large-Scale Residential Development on a site of 0.74 ha at Junction of Sallynoggin Road and Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin.

The proposed development will consist of a new neighbourhood centre to include apartments, commercial and retail units, public plaza, childcare facility and all associated residential amenity spaces.

The proposed development includes:

- a) Construction of 138 no. residential apartment units (37 no. 1-bedroom units, 68 no. 2-bedroom (4 person units), 6 no. 2-bedroom (3 person units) and 27 no. 3-bedroom units) in 2 no. interlinked blocks at third to fifth floor level (ranging in height from four to seven storeys over basement level) consisting of:
 - i. Block A (5-6 storeys) comprising 41 no. apartments (8 no. 1-bedroom units, 17 no. 2-bedroom (4 person) units, 2 no. 2-bedroom (3 person) units and 14 no. 3-bedroom units).
 - ii. Block B (4-7 storeys) containing 97 no. apartments (29 no. 1-bedroom units, 51 no. 2-bedroom (4 person) units, 4 no. 2-bedroom (3 person) units and 13 no. 3-bedroom units).

Each residential unit has associated private open space in the form of a balcony/terrace.

- b) Residential amenity areas of approx. 342 sqm are proposed in the form of resident support services, concierge services, co-working space, social/activity spaces and gym at the ground floor level of Blocks A and B.
- c) Open Space (approx. 2,806.6 sqm) is proposed in the form of (a) public open space (c. 1,848.4 sqm) in the form of a public plaza accommodating outdoor seating, planting, pedestrian footpaths and cyclist links and (b) residential/communal open space (approx. 958.2 sqm) including c. 750.6 sqm at surface level (incl. playground), roof terrace at fifth floor level of link between Blocks A and Block B (c. 151 sqm) and roof terrace (c. 56.6 sqm) at fifth floor level of Block B. 1.8 m opaque screens are proposed around both roof gardens.
- d) Commercial and retail uses at ground floor level of Blocks A and B (c. 996 sqm) to include (a) 2 no. restaurants (c. 267 sqm and 295 sqm) in Block A, (b) a retail – clothing unit (c. 142 sqm), (c) retail - florist unit (c. 66 sqm), (d) retail - pharmacy unit (c. 126 sqm) and (e) hairdresser unit (c. 100 sqm) all in Block B.
- e) Childcare facility (c. 263 sqm) with dedicated open space and children's play area (c. 39.5 sqm) at ground floor level of Block B.
- f) Basement areas (total approx. 3,411 sqm) are proposed on one level and include car and bicycle parking areas, waste management and plant areas. An ESB substation (approx. 31.7 sqm) is proposed at surface level at the top of the basement ramp accessed off Glenageary Avenue. Commercial bin stores (c. 47.9 sqm) are proposed to be located at ground floor level of both Blocks A and B.

- g) A total of 80 no. car parking spaces at basement level are proposed to include 3 no. accessible parking spaces, 2 no. GoCar spaces and 17 no. EV charging spaces. 5 no. motorcycle parking spaces are also proposed at basement level.
- h) A set down area/loading bay is proposed at surface level at Sallynoggin Road and 2 no. set down areas/loading bays including 1 no. accessible car parking space are proposed at surface level at Glenageary Avenue.
- i) A total of 310 no. bicycle parking spaces to include 254 no. bicycle parking spaces at basement level including 10 no. cargo bicycle spaces and 56 no. bicycle parking spaces including 16 no. cargo bicycle spaces at surface level.
- j) The development shall be served via a new vehicular access point to the basement level from Glenageary Avenue. New pedestrian and cyclist access points will be provided onto Sallynoggin Road and Glenageary Avenue from the site.
- k) Removal of existing cycle path and footpath and dropped kerb pedestrian crossing at Glenageary Avenue to be reinstated by soft landscaping and replaced by a new shared cyclist and pedestrian raised table crossing point located on Glenageary Avenue linking to the existing signalised crossing on the R118. Existing 1.2 m pedestrian crossing on Glenageary Avenue to be widened to 2 m.
- l) Emergency services/servicing access is proposed from Sallynoggin Road and Glenageary Avenue.
- m) All associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposal; permeable paving; all landscaping works; green roofs; roof plant room and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.



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GLENAGEARY GATE S247 MEETING – PAC/LRD1/021/22

Project:	LRD of 145 no. residential units, residential amenity space, creche and commercial uses at Junction of Sallynoggin Road Lower and Glenageary Avenue, Glenageary, Co. Dublin
Location:	On-Line Teams Meeting
Date:	12 th September 2023 – 11:00
Present:	<u>Dún Laoghaire-Rathdown County Council Representatives:</u> Naoimh Fleming, Executive Planner Ciarán Carolan, Administrative Officer <u>Applicants Design Team:</u> Laura Brock, Brock McClure Planning Consultants Vitalija Janusonyte, Brock McClure Planning Consultants

GLENAGEARY GATE S32 MEETING – PAC/LRD2/004/23

Project:	LRD of 147 no. residential units, residential amenity space, creche and 7 no. commercial uses at Junction of Sallynoggin Road and Glenageary Avenue, Glenageary, Co. Dublin
Location:	On-Line Teams Meeting
Date:	21 st September 2023 – 11:00
Present:	<u>Dún Laoghaire-Rathdown County Council Representatives:</u> Naoimh Fleming, Executive Planner Frances Horkan, Executive Planner Dara Holohan, Executive Planner John Cuniffe, Drainage Planning Department Tom Kilbride, Senior Engineer, Traffic Sean Keane, Senior Executive Engineer, Transport Deirdre O’Riordan, Parks Department Ciarán Carolan, Administrative Officer <u>Applicants Design Team:</u> Laura Brock, Brock McClure Planning Consultants Vitalija Janusonyte, Brock McClure Planning Consultants