

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

June 2023

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.



PLANNING APPLICATION FORM – Part 1

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

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):

"Gowan Motors Compound" 169-177 Merrion Road, Dublin 4

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

1 Merrion Compound Land Limited

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: 27 Merrion Square North, Dublin 2, D02 W960

Registered Number of Company: 680588

Names of Company Directors: Anthony Noonan and Eoin Donellan

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

Cáit Marley, McGill Planning Ltd.

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.)

1 Merrion Compound Land Limited intends to apply for planning permission for a Large Scale Residential Development (LRD) of a Purpose-Built Student Accommodation (PBSA) development at this site of c. 0.28ha located at the former Gowan Motors Compound site, 169 - 177 Merrion Road, Dublin 4. The site is located south of Merrion Road.

The proposal will include the construction of 2 no. blocks, ranging in height from 1-6 storeys (over basement) and comprising 200 no. student bedspaces in total.

Block A will range in height from 4 to 6 storeys and will comprise 17 no. clusters providing 103 no. bedspaces (99 no. standard and 4 no. accessible rooms). Block B will range in height from 1 to 5 storeys and will comprise 15 no. clusters providing 97 no. bedspaces (96 no. standard rooms and 1 no. studio room.)

The development will also provide internal communal amenity space at basement and ground level including a reception area, lobby, parcel and laundry room, student residents' lounge, co-working space, multi-purpose gym/studio. The proposal will also include communal open space, 1 no car parking space, and 1 no. set down space at surface level. All associated site development works, services provision, cycle parking spaces, bin stores, plant, vehicular/pedestrian access, open space, landscaping and boundary treatment works.

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

Owner

(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)
		N/A			

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

(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?

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

*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	2823 m ²
(b) Floor area* of buildings proposed to be retained within site	0m ²
(c) Floor area* of new buildings proposed within development	6731 m ²
(d)(i) Total floor area* of proposed development (i.e. new and retained)	6731 m ²
(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	n/a
(f) Total <u>Non-Residential</u> floor area*	0 m ²

(g) Proposed plot ratio

0.5:1

(h) Proposed site coverage

50%

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

No. child care spaces

Total floor area*

m²

12. In the case of residential developments please provide: Student Accommodation Proposed for 200 bed spaces in 32 clusters.

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								
No. of carparking spaces to be provided								0

(b). Total net floor area**

5741.97sqm

(c). Total gross floor area*

6731 sqm

* 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

14. Fee Payable

€13,000

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
14(b)	200* €130 per housing unit (note:200 student accommodation bedspaces = 100 units)	€13,000			€
		€			€

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

Irish Daily Star

Date of publication

06.09.2024

Date of erection of site notice(s)

06.09.2024

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?

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,

- (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
- (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"

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).

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.

Part V is not applicable to student accommodation

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)
4051/21	29 Apr 2022
4477/19	22 Apr 2020

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

X

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
Does the proposed development require the preparation of an Environmental Impact Statement? (If yes, the newspaper and site notice must indicate this fact).		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? (See link to National Parks & Wildlife Services map - NPWS Designations Viewer (arcgis.com)).		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? (If yes, the newspaper and site notice must indicate this fact).		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? (If yes, the newspaper and site notice must indicate this fact).		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? (If yes, the newspaper and site notice must indicate this fact).		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.

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

Place X in appropriate box

Place X in appropriate box

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

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

Proposed peak flow in litres/second_____l/s

Rachel Tiong, McCauley Daye O'Connell Architects Limited

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)


Cait Marley, McGill Planning Ltd

Date

11.09.2024

CONTACT DETAILS

PLANNING APPLICATION FORM – Part 2

IMPORTANT: Part 2 of the application form must always be submitted on a completely separate page as this information will not form part of the public file.

27. Applicant Address/Contact Details:

Address (Please note that a c/o address is not acceptable):

27 Merrion Square North, Dublin 2, D02 W960

Email Address: jcooney@lioncor.ie

Telephone No. (optional) : + 353 86 3442150

28. Agent's (if any) Address/Contact Details:

Address Iconic Offices, Number 9 Pembroke Street Upper, Dublin 2 D02 KR83

Email Address: info@mcgplanning.ie

Telephone No. (optional): 083 392 9182 Fax No. (optional): _____

Should all correspondence be sent to the agent's address (where applicable)?

Please tick appropriate box. (Please note that if the answer 'No', all correspondence will be sent to the applicant's address).

Yes [X] No []

29. Reimbursement of Fees:

In the event a refund of fees is required please indicate who the refund should be made payable to:

Applicant [X]

Agent []

Other []

Please provide details:

A contact address must be provided, whether that of the applicant or that of the agent.

