

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		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.

N/A

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

0.962 Ha site at Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4.

Works to upgrade of the access road to the west of the site on an area measuring c. 0.081 Ha are also proposed comprising new surfacing to the carriageway, the provision of inbound and outbound bicycle lanes from the development entrance to the Naas Road, the provision of a controlled pedestrian crossing on the access road at the Naas Road junction, and the provision of a further uncontrolled pedestrian and bicycle crossing linking the subject site with the approved Concorde SHD development (ABP Ref: TA29S.312218) to the west.

On the Naas Road, works are proposed on an area measuring c. 0.086 Ha comprising the realignment and widening of the existing pedestrian footpath along the westbound carriageway of the Naas Road and the provision of linkages from the realigned footpath to the development site, and the provision of new controlled pedestrian crossings across the eastbound and westbound carriageways of the Naas Road and the provision of a new uncontrolled crossing of the Luas tracks.

The development site area and roadworks areas will provide a total application site area of c. 1.13 Ha.

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

Malclose 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:

c/o Cooney Carey Consulting Limited, The Courtyard, Carmanhall Road, Sandyford, Dublin 18

Registered Number of Company: 573707

Names of Company Directors: Kenneth Birrane, David Cox, Joseph Cox

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

Thornton O'Connor Town Planning

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.)

Please see Appendix A for a Description of Development.

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

Majority of the site is in the ownership of the Applicant, Malclose Limited including main development site and the road to the west (c. 1.04 Ha).

A letter of consent has been received from Dublin City Council in relation to proposed works on Naas Road (c. 0.086 Ha). Please see Appendix B for this letter of consent.

- (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.

As per the above, a letter of consent has been received from Dublin City Council, Civic Offices, Wood Quay, Dublin 8, in relation to c. 0.086 Ha of the site area. This letter of consent is enclosed as Appendix B.

*** 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)
Southeast corner of the subject site.	Ground Floor	Substation	13	Substation	13

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

11,298 m²

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

13 m²

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

33,140 m²

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

33,153 m²

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

0 m²

(e) Floor area* of buildings to be demolished

5,172 m²

(f) Total Non-Residential floor area*

1,672 m²

(g) Proposed plot ratio;

3.2
(see section 8.3.5.1 of
Planning Report for
calculation)

(h) Proposed site coverage

36%

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

No. child care spaces

N/A

Total floor area*

N/A 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: **(note: there are 941 No. student accommodation bedspaces)**

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	N/A							
Apartments	N/A							
No. of carparking spaces to be provided	7 No. car parking spaces							

(b). Total net floor area**

21,168 sq m

(c). Total gross floor area*

31,468 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
Student Accommodation	31,468 sq m
Retail	250 sq m
Community	472 sq m
Cultural	729 sq m
Community & Cultural	221 sq m

14. Fee Payable

€73,203.40

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
14 (student accommodation)	The total number of bedspaces (941 No. bedspace) divided by 2 (= 470.5) and multiplied by €130	€61,165			€
14 (Other uses)	€7.20 x 1,672 sq m (combined floorspace of commercial, cultural and community use)	€12,038.40 (rounded to €12,039)			€

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	24 th November 2023
Date of erection of site notice(s)	24 th November 2023 (Yellow site notice as a valid application was made within 6 months of the date of application of a previous application of a small portion of the subject site - WEB1624/23)

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?		N/A
<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> <ul style="list-style-type: none"> (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” <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>		

17.	<p>(i) Does the development involve a PROTECTED STRUCTURE (and/or its curtilage) or a proposed PROTECTED STRUCTURE (and/or its curtilage)?</p> <p>Yes <input style="width: 50px; height: 20px;" type="checkbox"/> No <input checked="" style="width: 50px; height: 20px;" type="checkbox"/> <i>Place X in appropriate box</i></p> <p>(If yes, the newspaper and site notice must indicate this fact).</p> <p>(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.)?</p> <p>Yes <input style="width: 50px; height: 20px;" type="checkbox"/> No <input checked="" style="width: 50px; height: 20px;" type="checkbox"/> <i>Place X in appropriate box</i></p>
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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)
0138/96	30 th January 1996
2269/96	11 th November 1996
0433/97	5 th March 1997
4527/04	10 th September 2004
6019/04	22 nd December 2004
6807/06	21 st December 2006
WEB1624/23	26 th July 2023

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.:

N/A

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?

X

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

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

(See link to National Parks & Wildlife Services map - [NPWS Designations Viewer \(arcgis.com\)](https://arcgis.com)).

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?

X

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

Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence?

X

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

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?

X

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

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.)

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

X

No

Place X in appropriate box

If **yes**, please state date of meeting

24th November 2022, 26th
January 2023 and 20th June
2023

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

X

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 164.5 cm/d

Proposed peak flow in litres/second 11.9 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:

HKR Architects, No. 57 Great Suffolk Street, London, United Kingdom, SE1 0BB

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)**

Patricie Thornton

Date

24th November 2023

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):

No. 28 The Drive, Graigavern Lodge, Ballybrittas, Co. Laois, R32 FR92

Email Address: JObeirne@hollybrookhomes.co.uk

Telephone No. (optional) : +44 (0)20 7232 4550

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

Address _____

No. 1 Kilmacud Road Upper, Dundrum, Dublin 14, D14 EA89

Email Address: info@toctownplanning.ie

Telephone No. (optional): 01 205 1490 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.

APPENDIX A – Description of Development

Malclose Limited intend to apply to Dublin City Council for a 7-year permission for a large-scale residential development principally comprising student accommodation at this 0.962 Ha site at Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4.

Works to upgrade of the access road to the west of the site on an area measuring c. 0.081 Ha are also proposed comprising new surfacing to the carriageway, the provision of inbound and outbound bicycle lanes from the development entrance to the Naas Road, the provision of a controlled pedestrian crossing on the access road at the Naas Road junction, and the provision of a further uncontrolled pedestrian and bicycle crossing linking the subject site with the approved Concorde SHD development (ABP Ref: TA29S.312218) to the west.

On the Naas Road, works are proposed on an area measuring c. 0.086 Ha comprising the realignment and widening of the existing pedestrian footpath along the westbound carriageway of the Naas Road and the provision of linkages from the realigned footpath to the development site, and the provision of new controlled pedestrian crossings across the eastbound and westbound carriages of the Naas Road and the provision of a new uncontrolled crossing of the Luas tracks.

The development site area and roadworks areas will provide a total application site area of c. 1.13 Ha.

The proposed development will principally consist of: the demolition of the existing two-storey office/warehouse building and outbuilding (5,172 sq m); and the construction of a development in two blocks (Block 1 (eastern block) is part 2 No. storeys to part 15 No. storeys over lower ground floor and basement levels with roof plant over and Block 2 (western block) is part 9 No. storeys to part 11 No. storeys over basement with roof plant over) principally comprising 941 No. Student Accommodation bedspaces (871 No. standards rooms, 47 No. accessible studio rooms and 23 No. studios) with associated facilities, which will be utilised for short-term lets during student holiday periods. The 871No. standard rooms are provided in 123 No. clusters ranging in size from 3 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room.

The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (1,422 sq m internal and 131 sq m external) principally comprising a digital hub and co-working space with ancillary cafe; a retail unit (250 sq m); public open space; the daylighting of the culverted River Camac through the site; an elevated walkway above the River Camac at ground floor level; a pedestrian bridge link at first floor level between Blocks 1 and 2; vehicular access at the south-western corner; the provision of 7 No. car-parking spaces, 2 No. motorcycle parking spaces and 2 No. set down areas; bicycle stores at ground and lower ground floor levels; visitor cycle parking spaces; bin stores; substations; hard and soft landscaping; green and blue roofs; new telecommunications infrastructure at roof level of Block 1 including antennas and microwave link dishes, 18 No. antennas and 6 No. transmission dishes, together with all associated equipment; boundary treatments; plant; lift overruns; and all associated works above and below ground.

The gross floor area of the development is c. 33,140 sq m comprising c. 30,386 sq m above lower ground and basement level.

APPENDIX B - Letter of Consent



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Environment and Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach
An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 E: transportplanning@dublincity.ie

Barrett Mahony Consulting Engineers,
Sandwith House,
52-54 Sandwith Street Lower
Dublin
D02 WR26

19th October 2023

Re: Letter of Consent to Large Scale Residential Planning Application

Site: Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4.

To Whom It May Concern,

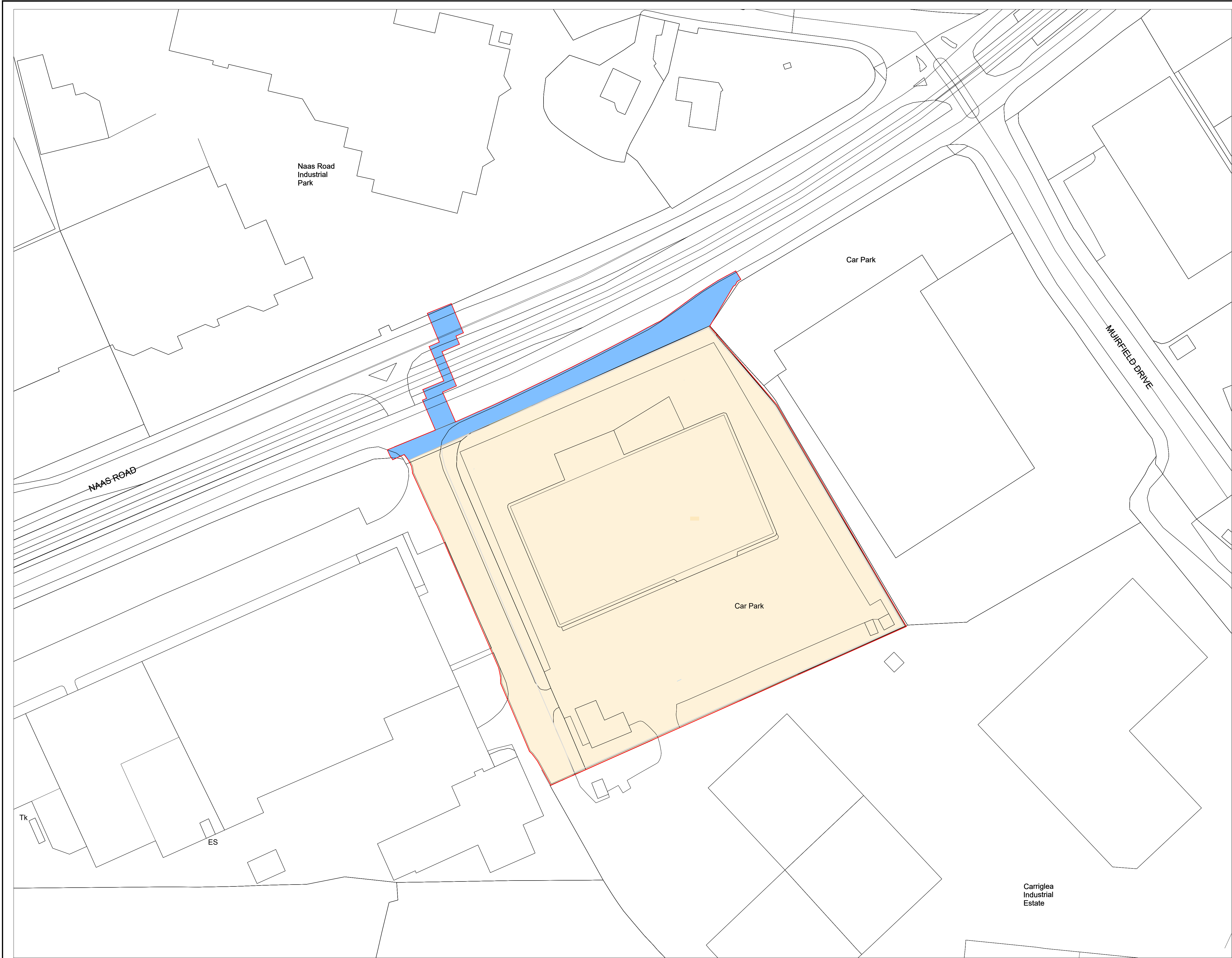
I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the roadway and footpath of the Naas Road as highlighted in blue on the attached drawing, GWH-BMD-ZZ-XX-DR-C-1070 revision PL1.

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,



Dermot Collins
Executive Manager



- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS' DRAWINGS. FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
 - CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

LEGEND

	DCC LAND 809.5m ²
	LAND PROPOSED FOR DEVELOPMENT 10485m ²

PL1	03.10.23	ISSUED FOR PLANNING	MC
ISSUE	DATE	DESCRIPTION	BY
Project Engineer: JOHN CUNNINGHAM		Project Director:	
BM STAGE			
PLANNING			
BM Dublin Office: Sandwith House, 52-54 Lower Sandwith Street, Dublin 2, Ireland. Tel: (01) 677 3200 Fax: (01) 677 3164 London Office: 5th Floor, Mill House, 8 Mill Street, London SE1 2BA, United Kingdom Tel: (0044) 20 3750 3530 Consulting Engineers, Civil, Structural, Project Management. E-mail: bmce@bmce.ie Web: www.bmce.ie			
   			
CLIENT MALCLOS LTD.			
PROJECT TITLE GOWAN HOUSE			BM PROJECT No. 22.219
MODEL	REFERENCE	SUITABILITY	REVISION
DRAWING TITLE LAND PROPOSED FOR DEVELOPMENT			
DWG	DRAWING REFERENCE GWH-BMD-ZZ-XX-DR-C-1070	STATUS	REVISION PL1