




**Form to be included with an application 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.

<b>Form No. 19</b>	 <p>Comhairle Cathrach Bhaile Átha Cliath Dublin City Council</p>
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### Part 1

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

<b>(a) Prospective Applicant's Name:</b>	
<b>(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)</b>	
Name:	Sean Maguire (Agent)
Correspondence Address:	McGill Planning Ltd. 9 Pembroke Street Upper Dublin 2 D02 KR83
<b>(c) Person Responsible for Preparation of Drawings and Plans:</b>	
Name:	Andrew Murphy
Company:	C+W O'Brien Architects



**(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:**

**Sean Maguire**

**Date:** 27<sup>th</sup> September 2024

**2. Details of Large-scale Residential Development**

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

'Hartfield Place', Swords Road, Whitehall, Co. Dublin.

### 3. Pre-Application Consultations

<b>(a) Section 247 Consultation with Planning Authority:</b>  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:	LRD 313289-22 Amendments Hartfield Place
Meeting date(s):	20/05/2024
<b>(b) LRD Meeting with Planning Authority:</b>  State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number:	N/A – S247(7) was issued post S247 Consultation Meeting
Meeting date(s):	N/A – S247(7) was issued post S247 Consultation Meeting
<b>(c) Any Consultation with Prescribed Authorities or the Public:</b>  Provide details of any other consultations the applicant had with prescribed authorities or with the public:	



#### 4. Application Requirements

		Yes	No
(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: <a href="#">The Irish Daily Star</a>			
(ii) Date of publication: <a href="#">27/07/2024</a>			
(iii) Date of erection of site notice(s): <a href="#">27/07/2024</a>			
		Yes	No
(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:			
<div><a href="#">27/07/2024</a></div>			
<b>Note:</b> 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
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X (Please refer to EIAR Addendum)
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: <a href="#">n/a</a>		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: <a href="#">n/a</a>		
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: <a href="#">n/a</a>		
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
(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: <a href="#">n/a</a>		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: <a href="#">n/a</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:	Z12: Institutional Land (Future Development Potential)
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant (permitted development which this application is amending) Proposed: Residential

6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes		No
(a) Site location map sufficient to identify the land, at appropriate scale.	X		
(b) Layout plan of the proposed development, at appropriate scale.	X		
(c) Statement of consistency with the Development Plan	X		
Please tick appropriate box below to indicate answer	Yes	No	N/A
(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 refer to S27(7) letter in Appendix B)
(e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.			X (Please refer to the S247(7) letter in Appendix B)



7. Design			
	Please tick appropriate box	Yes	No
(a) A design statement that addresses the sites location and context and the proposed design strategy.		X	
(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.		X	
8. Water Services:			
	Please tick the appropriate box	Yes	No
(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)	Included:	X	
(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)	Included:	X	
(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)	Included:	X	





9. Traffic and Transport:	Please tick the appropriate box	Yes	No
(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)?	Enclosed:	X	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included:	X	
10. Taking in Charge:	Please tick the appropriate box	Yes	No
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.	Enclosed:		X
11. Maps, Plans and Drawings			
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Enclosed:	X	

## 12. 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.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	

Please tick appropriate box:	Yes	No
(b) 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?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) 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	
(e) 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
(f) 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
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?  If "Yes", give details of the specified information accompanying this application.	X	

### 13. Breakdown of Housing units:

Apartments <b>TOTAL NUMBER OF ADDITIONAL UNITS PROPOSED</b> (TOTAL NUMBER OF PERMITTED PLUS AMENDED IN BLOCKS A – E)		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio	0	
1-bed	7 (150 TOTAL)	351.1sqm (7207.5 sqm)
2-bed		
2-bed (3 person)*		
2-bed (4 person)*	0 (153 TOTAL)	0sqm (12140.8 sqm)
3-bed	22 (31 TOTAL)	2439.8 sqm (3437.9 sqm)
4-bed		
4+ bed		
<b>Total</b>	29 (334 TOTAL)	2791.9sqm (22786.2 sqm)

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

Houses		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		n/a



Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m <sup>2</sup>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			n/a

<b>State total number of residential units in proposed development</b>	
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13. LRD Floor Space	Gross Floor Space in m <sup>2</sup>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	Net area of the 29 additional units is 2,791.9 and are within 5 blocks.  Gross floor area of the Blocks A to E in their entirety 29,476.41 sqm (including communal hallways, stair cores, semi basement etc)
(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:	4,906.58sqm
(i) Parking	3,548 sqm
(ii) Childcare	399.2 sqm (previously permitted 445.76 sqm)
(iii) Residential Amenities (including gym)	357 sqm
(iv) External bin stores	72.9 sqm
(v) External bike stores	529.48 sqm



(c) State the cumulative gross floor space of the non-residential development proposed in m <sup>2</sup> 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:	105 sqm Café
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14. Class of Development	Gross Floor Space in m <sup>2</sup>
(i) Retail (Café)	
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	29,581.41 sqm
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	99.6%
(f) Express (c) as a percentage of (d):	0.4%
(e) plus (f)	100%

<b>Planning Authority Official Use only:</b>	
<b>15) Planning Reference:</b>	
<b>Planning Authority Stamp:</b>	



## APPENDIX A – PROOF OF PAYMENT



### Payment Confirmation

#### Payment details

Amount	EUR 10,394.00
My statement message	DUBLIN CITY COUNCIL
Payee message	Ref 120000039778
Additional information for payee	Harfield Place Swords Road Dublin Planning Fee Reference 120000039778
Payment option	Standard
AIB reference no	0LHR7DD0K300BL59
Payment status	Completed
Date	25/09/2024
Fee CCY	EUR
AIB fee	0.00
AIB fees paid by	You
Other fees paid by	Payee

#### Payer details

Name	EW PROPERTY SWORDS
Currency	EUR
Account	IE23AIBK93239646435000

#### Payee details

Name	DUBLIN CITY COUNCIL
Account	IE41AIBK93208680134597
Payee address	Civic Offices, Wood Quay, Dublin 8, Ireland
Payee bank details	IE41AIBK93208680134597 AIBKIE2DXXX Ireland



## APPENDIX B – S247(7) LETTER



16/09/2024

EW Property Limited  
c/o Sean Maguire,  
McGill Planning,  
Iconic Offices, Number 9,  
9 Pembroke Street Upper,  
Dublin 2 D02 KR83,  
[info@mcgplanning.ie](mailto:info@mcgplanning.ie)

**Re: Section 247 (7) – Section 247(7) Request for LRD Application for amendments to permitted development ABP 313289-22 (SHD0010/22) for apartments, creche and associated works at a site at 'Hartfield Place', Swords Road, Whitehall, Co. Dublin**

**A. Meeting Minutes date 20/05/24; and  
B. Determination under Section 247 (7) of the Planning & Development Act 2000-2022**

Dear Sean,

A Pre-Application Consultation Request dated 23/04/24 was received by Dublin City Council's Planning Department on behalf of EW Property Limited.

The request for consultation was regarding proposed amendments to permitted Strategic Housing Development Reg. Ref. ABP 313289-22 which was granted by An Bord Pleanála on the 16/11/2022, for the construction of 7 apartment blocks, up to a height of 8 storeys, providing 472 residential units, a crèche, a café, internal residential amenity space and associated works.

A subsequent Section 247 meeting was held between the applicant – EW Property Limited, and Dublin City Council on the 20/05/24 (as per Planning and Development Act 2000-2022).

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

- A. *Minutes of the Meeting – please find a copy of the minutes enclosed.*
- B. *Determination under Section 247 (7) of the Planning & Development Act 2000 as amended*

### Introduction

The Planning Authority received a request on behalf of EW Property Limited, in relation to proposed amendments to a permitted development Reg. Ref. ABP 313289-22 granted under the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended.





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Permitted and Proposed Development**

The permitted development was for:

*The construction of 7 no. apartment blocks, ranging in height up to 8 storeys (over single level basement). This will provide 472 no. residential units (comprising 32 no. studios, 198 no. 1 beds, 233 no. 2 beds, and 9 no. 3 beds). All with associated private balconies/terraces to the north/south/east/west elevations. A creche (c.445.76sqm), a café unit (c.99sqm), and internal residential amenity space (c.511sqm), providing a sun lounge, gym, screening room, lounge, and meeting rooms, will also be provided.*

*The proposed development will include 337 no. car parking spaces, 982 no. cycle parking spaces, and 14 no. motorcycle spaces at basement/surface levels, public open space, and communal open spaces at ground and roof levels.*

*Vehicular access from Swords Road will be provided with associated works/upgrades to the existing public road layout, junctions, bus lane and footpath network to facilitate same. Two pedestrian/ cyclist only access are provided from the Swords Road as well as a separate pedestrian and cyclist access to the southwest which also facilitates emergency vehicular access.*

*The application will include for all development works, landscaping, ESB substations, plant areas, bin storage, surface water attenuation, and site services required to facilitate the proposed development. Upgrades to the Irish Water network to facilitate the development are also proposed.*

The current proposal relates to:

*Proposed amendments to the permitted scheme which will comprise the replacement of the permitted basement with a semi-basement under blocks D and E only. This will result in an increase in height of blocks D and E, with minor increase to block B height, alteration to and reduction of the number of car parking spaces on site, alteration to the cycle parking locations, and changes to the open space layout. Amendments to the internal layout of Blocks A,B,C,D,& E resulting in the increase in the total number of units by 29 units, with an overall total of 334 units.*

**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 20/05/24, the 07/06/24, the 03/07/24 and the 31/07/24.

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.





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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](mailto:planning@dublincity.ie)



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Yours sincerely,  
Billy Joe Padden  
Senior Planner  
North West, North Central Areas  
Dublin City Council