



**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.



Form No. 19



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Part 1

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

(a) Prospective Applicant's Name: 1 Celbridge West Land Limited

(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)

Name: Brenda Butterly (Agent)

Correspondence Address: McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
D02 KR83

(c) Person Responsible for Preparation of Drawings and Plans:

Name: Fabiana Suella

Company: Urban Agency 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:

Frenda Buttery

Date: 19th December 2024

2. Details of Large-scale Residential Development

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

Fortfield Road, Terenure, Dublin 6W



3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:

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

Planning Authority
reference number:

[LRD6058/24-S1](#)

Meeting date(s):

[19th of December 2023](#)

(b) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority
reference number:

[LRD6058/24-S2](#)

Meeting date(s):

[29th May 2024](#)

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

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

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: The Irish Daily Star			
(ii) Date of publication: 16/12/24			
(iii) Date of erection of site notice(s): 19/12/24			
		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>19/12/24</div>			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	Please tick appropriate box	Yes	No
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed:		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:		
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed:		
(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:	X	
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:	X	
(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:	<p>Zone Z15: <i>“Community and Social Infrastructure”</i>.</p> <p>The existing lake is zoned Z11 with the objective to <i>“To protect and improve canal, coastal and river amenities”</i></p> <p>A portion of the site to the north east of the lake is zoned Z1 <i>“Sustainable Residential Neighbourhoods”</i></p>
(b) Existing use(s) of the site and proposed use(s) of the site:	<p>Existing: Vacant</p> <p>Proposed: Residential, Open Space, Creche, Community, Culture and Arts use.</p>

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 (Please refer to the UA architectural pack)		
(b) Layout plan of the proposed development, at appropriate scale.	X (Please refer to the UA architectural pack)		
(c) Statement of consistency with the Development Plan	X (Please refer to the Planning Report prepared by MCG)		
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 the Planning Report prepared by MCG)		
(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 Planning Report prepared by MCG)		



7. Design			
	Please tick appropriate box	Yes	No
(a) A design statement that addresses the sites location and context and the proposed design strategy.	(Please refer to the Architectural Design Statement prepared by UA)	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.	(Please refer to the HQA prepared by UA)	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: Please refer to the PUNCH pack – please refer to the SODA AND COF.	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: Please refer to the COF & SODA (Appendix B +C of this application form)	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: Please refer to the PUNCH pack	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: Please refer to the TTA prepared by PUNCH	X	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included: Please refer to the RTP prepared by PUNCH	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: A small portion of the site is proposed to be taken in charge to the north west corner please refer to the 'Taking in Charge Drawing' prepared by UA Architects	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: Please refer to the list of enclosures prepared by MCG	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 refer to the UA pack)	



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 (please refer to the NMP Landscape architects pack)	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X (please refer to the UA and MCG Planning pack)	
(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 (please refer to the PUNCH Engineering pack)	
(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 (please refer to the planning report prepared by MCG)	



13. Breakdown of Housing units:

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	10	416 sqm
1-bed	117	5787.7 sqm
2-bed		
2-bed (3 person)*		
2-bed (4 person)*	129	10,183.2 sqm
3-bed	9	873.3 sqm
4-bed		
4+ bed		
Total	265	1726.2 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 ²
1-bed		
2-bed		
3-bed		
4-bed	19	3269 sqm
4+ bed		
Total	19	3269 sqm

Student Accommodation



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

State total number of residential units in proposed development	
--	--

13. LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	m ² : 26,495 (Including communal hallways, stair cores 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:	4,653.7 sqm (Parking + childcare + residential amenity + bin store)
(i) Parking	4193.8 sqm (at basement level)
(ii) Childcare	100 sqm (17 children)
(iii) Residential Amenities (including gym)	301.3 sqm
(iv) External bin stores	58.6 sqm
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	1214.6sqm (Community, Arts and Culture)

14. Class of Development	Gross Floor Space in m²
(i) Community, Arts and Culture	1214.6sqm



(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	27,709.6sqm
	Percentage
(e) Express (a) as a percentage of (d):	95.6%
(f) Express (c) as a percentage of (d):	4.4%
(e) plus (f)	100%

Planning Authority Official Use only:

15) Planning Reference:


Planning Authority Stamp:



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

Appendix A Proof of Payment

Bank of Ireland 	
BUSINESS ON LINE	
Payment Details	
Payment Reference No.	217981933
	Printed On Thursday, December 19, 2024 11:56:51 AM
Pay From >	LIONCOR CURRENT , DUNDRUM DUBLIN 14 , 82464107
Pay To >	DUBLIN CITY COUNCIL , IBANIE41AIBK93208680134597
Payment Details >	€56,385.00 on 19/12/2024, SEPA Payment
Status >	Payment Processed

Appendix B Uisce Eireann Confirmation of Feasibility



CONFIRMATION OF FEASIBILITY

Paul Casey
Punch Consulting
Carnegie House
Library Road
Dun Laoghaire
Dublin
A94C7W7

20 February 2024

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

**Our Ref: CDS24000255 Pre-Connection Enquiry
Lands at, Fortfield Road, Terenure, Dublin**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 295 unit(s) at Lands at, Fortfield Road, Terenure, Dublin, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Uisce Éireann
- **Wastewater Connection** - Feasible Subject to upgrades
- In order to accommodate the proposed connection, upgrade of the existing 225mm VC sewer on Fortfield Road to a 300mm ID sewer for approximately 60m, will be required. The Developer will be required to fund the upgrade works. The fee will be calculated at a connection application stage.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghléomhaíochta ainmnithe atá faoi theorainn scáireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

UE / LH / OP448 / 0323



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

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

Dermot Phelan
Connections Delivery Manager



Appendix C Uisce Éireann Statement of Design Acceptance



Paul Casey
PUNCH Consulting Engineers
Carnegie House
Library Road
Dun Laoghaire
Dublin A94C7W7

28 August 2024

Re: Design Submission for Lands at, Fortfield Road, Terenure, Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS24000255

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Dear Paul Casey,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Antonio Garzón Mielgo

Email: antonio.garzonmielgo@water.ie

Yours sincerely,

Dermot Phelan
Connections Delivery Manager

Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.
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Is cuideachta ghléimhalachta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares.
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