

## **LRD Application Form no. 19**




### **Form to be included with an application for permission for a Large-scale Residential Development**

#### **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>  (Stage 3 LRD)	
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**Supplementary information to accompany an application for a  
Large-scale Residential Development**

<b>Prospective Applicant Name:</b>	1 Players Land Limited
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<b>Declaration:</b>	
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.	
<b>Signature of person authorised to operate on behalf of the Prospective Applicant:</b>	
	
<b>Date:</b>	17.05.24

<b>Address of the proposed Large-scale Residential Development:</b>
Site at Cross Avenue, Blackrock, Co. Dublin

**Zoning:**

Site zoning in current Development Plan or Local Area Plan for the area:	Site has two zonings: Objective SNI and Objective A.
Existing use(s) of the site and proposed use(s) of the site:	Existing use: Residential (under construction) Proposed use: Residential

Supporting documents	Enclosed		
	Yes [X]	No: [ ]	
Site location map sufficient to identify the land, at appropriate scale.	Yes [X]	No: [ ]	
Site layout plan of the proposed development, at appropriate scale.	Yes [X]	No: [ ]	
Statement of consistency with the Development Plan	Yes [X]	No: [ ]	

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.	Yes <input type="checkbox"/>	No: <input type="checkbox"/>	N/AX Please see S247(7) letter in Appendix B
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.	Yes <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/> Please see S247(7) letter in Appendix B
<b>Design</b>			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
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.	Yes <input checked="" type="checkbox"/> This is in the Design Statement	No: <input type="checkbox"/>	
<b>Water Services:</b>	<b>Enclosed</b>		
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.	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
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.	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Please refer to Appendix C and Appendix D of this application form
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Please refer to Appendix C and Appendix D of this application form
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes <input type="checkbox"/> Please see the engineers	No: <input type="checkbox"/>	N/A As permitted under ABP-

	note		311190-21
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes <input type="checkbox"/> Please see the engineers note	No: <input type="checkbox"/>	N/A Please refer to details submitted under ABP-311190-21
<b>Traffic and Transport:</b>	<b>Enclosed</b>		
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)?	Yes: <input type="checkbox"/> Please see the engineers note	No: <input type="checkbox"/>	As permitted under ABP-311190-21
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: <input type="checkbox"/> Please see the engineers note	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/> As permitted under ABP-311190-21
<b>Taking in Charge:</b>	<b>Enclosed</b>		
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.	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	As permitted under ABP-311190-21
<b>Maps, Plans and Drawings</b>	<b>Enclosed</b>		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	Please refer to the list of enclosures prepared by MCG Planning

### 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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<input checked="" type="checkbox"/> Please refer to MDO Design Statement	<input type="checkbox"/>

(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 MDO Design Statement	
(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 see the Planning Report	
(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 No change to the permitted
(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
(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	

**Breakdown of Housing units:**

Houses <b>N/A</b>		
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>		

Apartments			
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m <sup>2</sup>
Studio			
1-bed	4	8 Bedspaces	c.198.7sqm
2-bed	1	4 Bedspaces	c.75 sqm
3-bed			
4-bed			
4+ bed			
<b>Total</b>	<b>5</b>	<b>12</b>	<b>c.273.7sqm</b>

<b>Student Accommodation N/A</b>			
<b>Unit Type</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

State total number of residential units in proposed development

Proposed: 5

241 no. units are permitted. These additional 5 units will bring the total to 246 no. units.

<b>LRD Floor Space</b>	<b>Gross Floor Space in m<sup>2</sup></b>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	c.369 sqm (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:	As per permitted SHD
(i) e.g Parking (Please distinguish between, residential, commercial, surface and undercroft)	As per permitted SHD
(ii) e.g. Childcare	As per permitted SHD
(iii) Please add additional areas of shared or commercial space	As per permitted SHD
(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:	0%

<b>Class of Development</b> N/A	<b>Gross Floor Space in m</b>
(i)	
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	<b>100%</b>

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





## Appendix A: EFT Proof of Payment

 **HSBC** | Payment details

Batch reference		Debit account name	1 PLAYERS LAND LTD - GEN ACC
Number of entries	1	Debit account number	411028954001 (IE)
Payment type	Eurozone SEPA	Instruction reference number	67066VL01QWI
Value date	09 May 2024		
Batch amount	EUR 10,650.00		



### Forward dated payment received by bank

08 May 2024 16:22 (GMT)

This future payment has been authorised. We'll process it in line with the requested value date. If you want to cancel this payment, your cancellation request will need to be approved by all relevant authorisers before the value date.

<input checked="" type="checkbox"/>	Authorised	Padraig Breen	08 May 2024 16:22 (GMT)
<input checked="" type="checkbox"/>	1st authorisation completed	Laura Mathews	08 May 2024 16:20 (GMT)
<input checked="" type="checkbox"/>	Repaired	Maria Kochanowska	08 May 2024 15:58 (GMT)

### Transactions (1)

#	Beneficiary name	Beneficiary account	Payment information	Amount (EUR)
10	Dunlaoghaire Rathdown County Council	Account number: IE56BOFI90111610170150 Bank code: BOFIE2D	Beneficiary reference: Cross Avenue LRD application	10650.00

## Appendix B: S247(7) Letter



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halfa an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. Ag6 K6C9  
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag6 K6C9  
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

Planning Department  
County Hall,  
Marine Road  
Dún Laoghaire,  
Co. Dublin  
planning@dlrcoco.ie

Ms Brenda Butterly  
Mc Gill Planning Limited,  
22 Wicklow Street,  
Dublin 2

02 April 2024

**Re: Pre-Planning Reference PAC/LRD1/010/24; Development at Cross Avenue, Blackrock, Co. Dublin**

Dear Brenda Butterly,

Further to your Section 247 pre-planning meeting on the 2nd of April 2024, regarding the proposed development comprising an amendment to a permitted SHD development (ABP 311190-21) to extend the top floors of block A and B to provide 5 additional apartments, located at Cross Avenue, Blackrock, Co. Dublin, I can confirm that pursuant to Section 32(A) of the Planning and Development Act, and Section 247(7) of same, as outlined below:

**32A. (1) A person who intends to apply for permission under this Part—**

*(a) for large-scale residential development,*

*(b) on land—*

*(i) that is not located in a strategic development zone, and*

*(ii) the zoning of which facilitates its use for the purposes proposed in the application,*

*(referred to in this Act as a "prospective LRD applicant") shall not make the application unless at that time he or she holds an LRD opinion, or written confirmation referred to in section 247(7), in relation to the proposed LRD provided not more than 6 months before the date of the application.*

AND

*S. 247 (7) Where a planning authority receives a request under this section in relation to a proposed development in respect of a part of which (referred to in this section as the "permitted development") permission has already been granted under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 or on foot of*



*an application in accordance with section 32A, and the planning authority is satisfied, having compared the proposed development to the permitted development, that—*

*(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 may determine, notwithstanding subsection (1A), that no consultation is required under this section in relation to the proposed development and may provide a confirmation in writing to the person who made the request to that effect.*

The Planning Authority can confirm that it has been determined that subject to the provisions within Section 247(7) of the Act, no further consultation is required in this instance and the applicant may proceed with the lodgement of the application for the proposed development comprising of an amendment to a permitted SHD development (ABP 311190-21) to extend the top floors of block A and B to provide 5 additional apartments, located at Cross Avenue, Blackrock, Co. Dublin.

Section 247(8) of the Act: 'A determination under subsection (7) shall not prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.'

Yours faithfully,



**Naoimh Fleming**  
**Senior Executive Planner**

# Appendix C Irish Water Confirmation of Feasibility



Damien Egan  
 Punch Consulting Engineers  
 97 Henry Street  
 Co.Limerick  
 V94YC2H  
 Ireland

UISCE EIREANN  
 Bosca OP 448  
 Oifig Sheachadta na  
 Cathrach T heas  
 Cathair Chorcaí

Irish Water  
 PO Box 448,  
 South City  
 Delivery Office,  
 Cork City.

[www.water.ie](http://www.water.ie)

30 November 2020

**Re: CDS20007314 pre-connection enquiry - Subject to contract | Contract denied**  
**Connection for Housing Development of 314 units at Cross Avenue, Blackrock, Dublin**

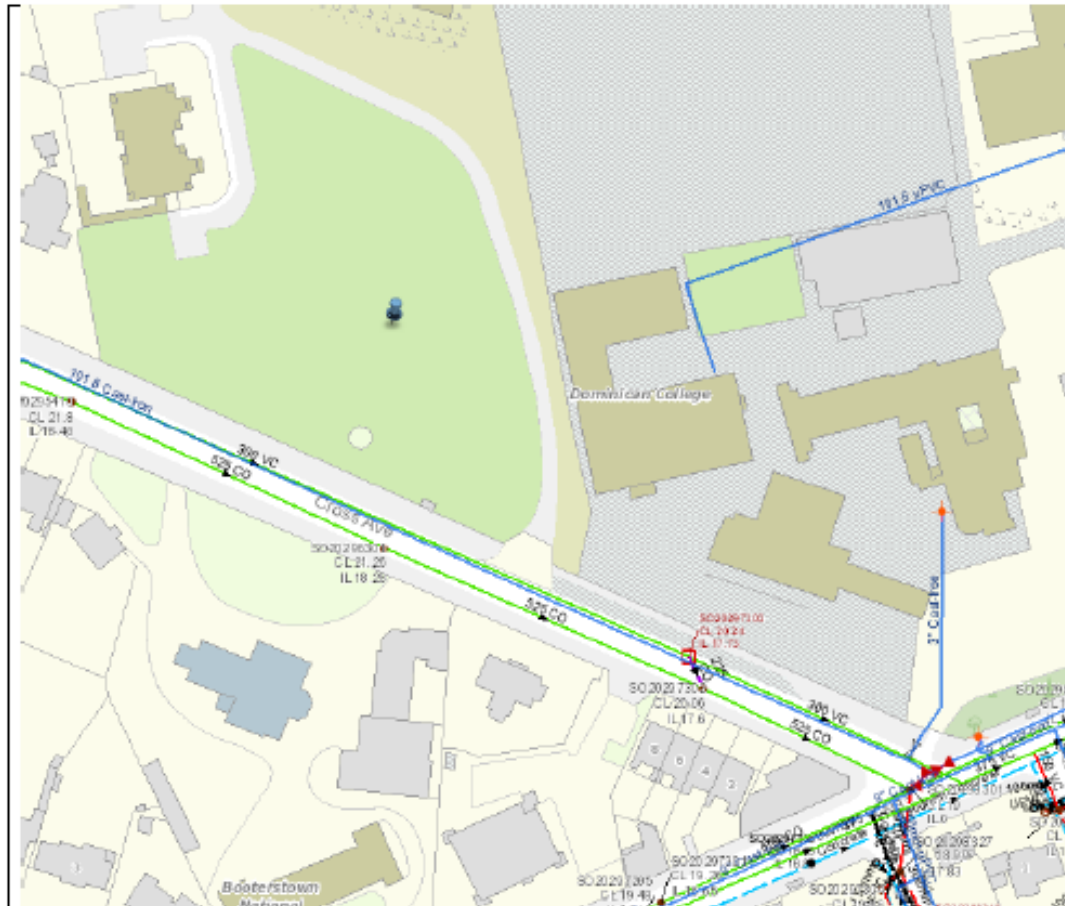
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Cross Avenue, Blackrock, Dublin (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u><b>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</b></u>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
Water Connection	Approx. 140m of a new 150mm ID pipe main is required in Cross Avenue to connect the Development to the existing 9" CI main in Mount Merrion Avenue. A bulk meter should be installed on the connection main. Should you wish to progress with the connection, you have to fund the upgrade works and the fee will be calculated at a connection application stage.
Wastewater Connection	Separate storm and foul water connection services have to be provided for the Development. The storm water from the Site must be discharged only into the existing storm water network in Mount Merrion Avenue. The connection arrangement should be agreed with the Local Authority Drainage Division.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

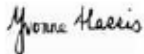
Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

**General Notes:**

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/aet-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Marina Byrne from the design team via email [mzbyrne@water.ie](mailto:mzbyrne@water.ie) For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



Yvonne Harris

Head of Customer Operations



# Appendix D: Statement of Design Acceptance

Marie-Claire Daly  
Carnegie House,  
Library Road,  
Dun Laoghaire,  
Co Dublin,  
A96 C7W7,  
Ireland

29 June 2021

Re: Design Submission for Development at Cross Avenue, Blackrock, Co. Dublin (the "Development") (the "Design Submission") 202241.

Dear Marie-Claire Daly,

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, Irish Water has no objection to your proposals.


This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water'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/](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 Irish Water's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Alvaro Garcia  
Phone: 022 54623  
Email: [agarcia@water.ie](mailto:agarcia@water.ie)

Yours sincerely,



Yvonne Harris  
Head of Customer Operations



UISCE ÉIREANN  
Beoisa OP 488  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 468  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

## Appendix A

### Document Title & Revision

- CAR-PUNCH-XX-XX-DR-C-0100-C04
- CAR-PUNCH-XX-XX-DR-C-0175-C01
- CAR-PUNCH-XX-XX-DR-C-0200-C03
- CAR-PUNCH-XX-XX-DR-C-0201-C03

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.*