

**SOUTH DUBLIN COUNTY COUNCIL**



**Form 19**

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

Land Use Planning & Transportation Directorate, County Hall, Tallaght, Dublin 24  
Telephone: 01 4149000 Email: [preplanning@sdublincoco.ie](mailto:preplanning@sdublincoco.ie)

## **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.

### **RETURN OF COMPLETED FORMS**

Completed forms should be returned:

- by email to [preplanning@sdblincoco.ie](mailto:preplanning@sdblincoco.ie)
- or by post Planning Registry, SDCC, County Hall, Tallaght, Dublin 24, D24 YNN5

Should you require any assistance in completing this form, please contact 01-4149000.

**Zoning:**

Site zoning in current Development Plan or Local Area Plan for the area:	Regeneration (REGEN)
Existing use(s) of the site and proposed use(s) of the site:	Mixed use development under construction

Supporting documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Layout plan of the proposed development, at appropriate scale.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Statement of consistency with the Development Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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 checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
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 checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Design:			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

<p>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.</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	
<p><b>Water Services:</b>  <a href="#">Please refer to appendix C appended to the SDCC planning application form.</a></p>	<p>Enclosed</p>		
<p>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.</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	
<p>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.</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	
<p>A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	
<p>An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	
<p>Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	
<p><b>Traffic and Transport:</b>  <a href="#">Please refer to Traffic Assessment including Mobility Management Plan prepared by TPS M Moran &amp; Associates</a></p>	<p>Enclosed</p>		
<p>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)?</p>	<p>Yes <input checked="" type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	

Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
<b>Taking in Charge:</b> Please refer to drawing pack prepared by Meitheal Architects	Enclosed		
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 checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>Maps, Plans and Drawings:</b>	Enclosed		
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"/>	

## 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?	<input checked="" type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Breakdown of Housing units:**

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

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
	<ul style="list-style-type: none"> <li>Amendments to permitted residential apartments on Level 5 of Block C, consisting of replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and an additional 2 bed (3 person) unit. Overall, the residential provision will increase from permitted 163 no. units to 164 no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed).</li> </ul>	
Studio		
1-bed		
2-bed	3no. (including one additional unit)	217.3 Sqm
3-bed		
4-bed		
4+ bed		
<b>Total</b>		10,763 Sqm

<b>Student Accommodation N/A</b>			
<b>Unit Types</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			
Total			

State total number of residential units in proposed development	163no. permitted by SHD, 1no.additional 2 bed unit proposed.
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<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> :	10,763 Sqm (this is net however)  All other areas including bike storage, bin storages, plant & circulation – 9,037.4 sqm  Total – 19,733.4sq.m
(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:	2,751.6 sqm
(i) e.g Parking	2,090sq. m
(ii) e.g. Childcare	235 sq. m
(iii) Tennant Amenity facilities	426.6 sq. m.
(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:	363.5 sq.m
<b>Class of Development</b>	<b>Gross Floor Space in m</b>
(i) Retail unit with ancillary Off-license	363.5 sq.m
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	20,096.9 sqm
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	98.2%
(f) Express (c) as a percentage of (d):	1.8%
(e) plus (f)	100%

**Planning Authority Official Use only:**

**Planning Reference:**

**Planning Authority Stamp:**

# Appendix A: Planning Fee Payment Confirmation



## Payment Confirmation

### Payment details

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Amount	EUR 2,783.72
My statement message	South Dublin Co Co
Payee message	120000028485
Payment option	Standard
AIB reference no	0LDXSERTBHEJQLCN
Payment status	Completed
Date	07/05/2024
Fee CCY	EUR
AIB fee	0.00
AIB fees paid by	You
Other fees paid by	Payee

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### Payer details

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Name	MONTANE DEV IRE LT
Currency	EUR
Account	[REDACTED]

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### Payee details

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Name	South Dublin Co Council
Account	[REDACTED]
Payee address	County Hall Tallaght, Dubin 24
Payee bank details	[REDACTED]
	Ireland

# Appendix B: Letter of Consent (Walkinstown Montane Properties Limited)

Walkinstown Montane Properties Limited  
Unit J1D, Maynooth Business Campus  
Maynooth

The Administrative Officer,  
South Dublin County Council  
County Hall  
Tallaght  
D24 A3XC

07<sup>th</sup> May 2024

**Re: Planning application for a Large-Scale Residential Development at this site at Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12. The development will consist of amendments to permitted Strategic Housing Development (SHD) (Ref. ABP-309658-21).**

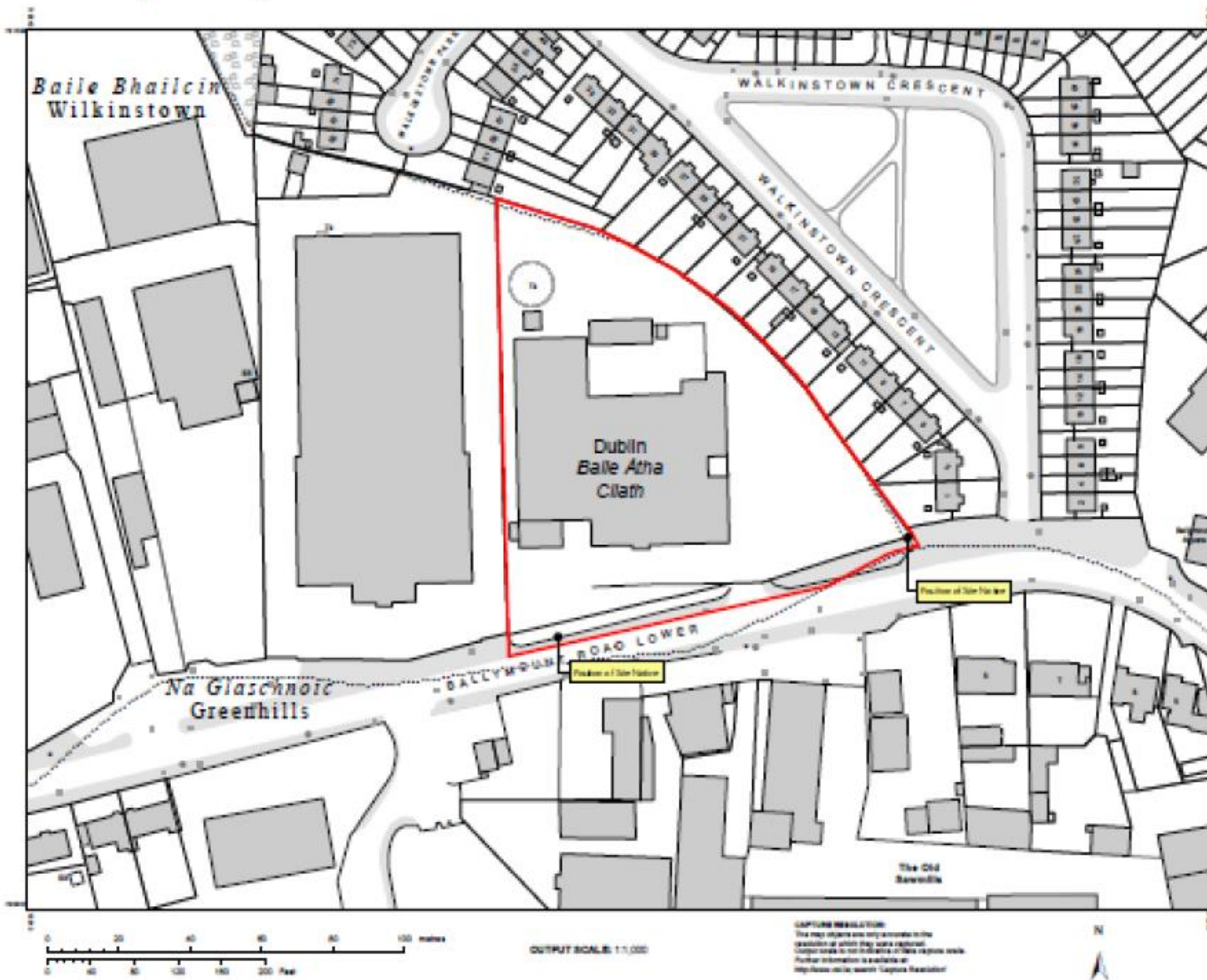
To Whom It May Concern:

We, Walkinstown Montane Properties Limited, landowner at Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12, hereby permit Montane Developments (Ireland) Unlimited Company, to make a planning application on our land, (lands outlined in red on the accompanying map).

Yours faithfully



Walkinstown Montane Properties Limited



**CENTRE COORDINATES**  
 TM 710206.700075

**PUBLISHED:** 20/03/2022      **ORDER NO.:** 50060021\_1

**MAP SERIES:** 1:1,000      **MAP SHEETS:** 2027.00

**E2229PLA-800 G**  
 Site Location Map

**COMPILED AND PUBLISHED BY:**  
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 Phoenix Park,  
 Dublin 8,  
 Ireland.

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**LEGEND:**  
 (S) Shaded relief  
 Search 'Large Scale Legend'

**CAPTURE RESOLUTION:**  
 The map shows one metre accuracy to the  
 position at which they were captured.  
 Larger areas in red indicate areas where  
 further information is available at  
 http://www.osi.ie/About/MapData/Download

OUTPUT SCALE: 1:1,000



Greg McGinn

4th Floor  
11 Anglesea Street  
Cork City  
Co. Cork

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

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

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

10 July 2020

**Re: CDS19001770 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Multi/Mixed Use Development of 260 unit(s) at CHM Premises, Ballymount Road Lower, Co. Dublin**

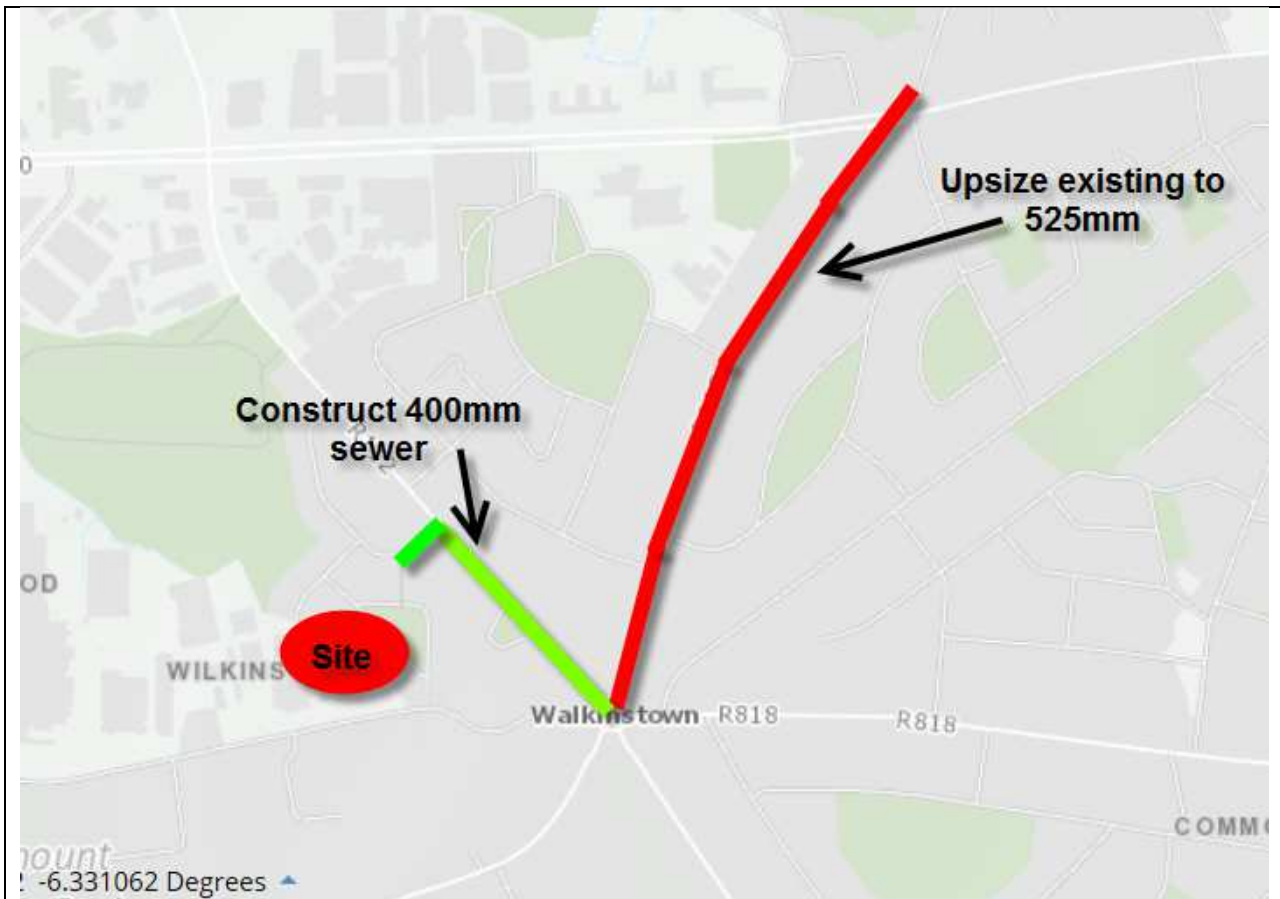
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at CHM Premises, Ballymount Road Lower, Co. 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	<p style="text-align: center;"><b>OUTCOME OF PRE-CONNECTION ENQUIRY</b></p> <p style="text-align: center;"><b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
<b>SITE SPECIFIC COMMENTS</b>	
Water Connection	Drinking water connection can be facilitated without upgrades
Wastewater Connection	<p>In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the network along Walkinstown Ave(Construct diameter 400mm sewers of approximately 570m in length) and Walkinstown Road (Upsize the existing 300mm sewer to diameter 525mm of length approx 900m).</p> <p>Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should you wish to have such upgrade works progressed, Irish Water will require you to provide a contribution of a relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further.</p>

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/get-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 Paul Lowry from the design team on 018230377 or email [paulowr@water.ie](mailto:paulowr@water.ie) For further information, visit **[www.water.ie/connections](http://www.water.ie/connections)**.

Yours sincerely,



**Maria O'Dwyer**

**Connections and Developer Services**



Greg McGinn  
4th Floor  
11 Anglesea Street  
Cork City, Co. Cork

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

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

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

19 February 2021

**Re: Design Submission for CHM Premises, Ballymount Road Lower, Co. Dublin (the “Development”)  
(the “Design Submission”) / Connection Reference No: CDS19001770**

Dear Greg McGinn,

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.

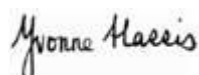
If you have any further questions, please contact your Irish Water representative:

Name: Paul Lowry

Phone: 018230377

Email: [paulowr@water.ie](mailto:paulowr@water.ie)

Yours sincerely,



**Yvonne Harris**  
**Head of Customer Operations**



## Appendix A

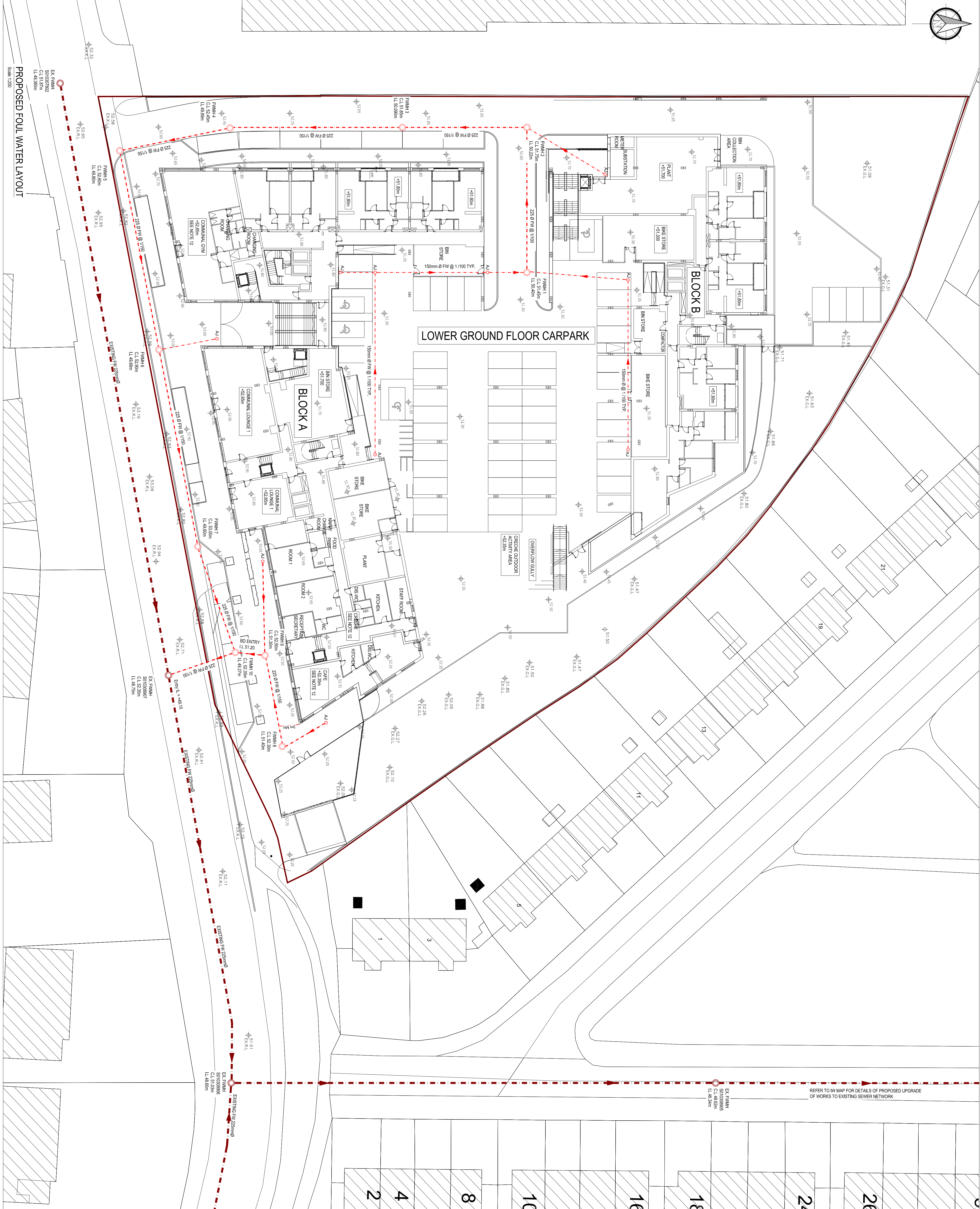
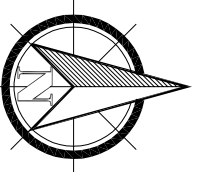
### Document Title & Revision

- [Proposed Foul Water Layout] 18323-MMS-ZZ-ST-DR-C-10011-P08
- [Proposed Combined Drainage Layout] 18323-MMS-ZZ-ST-DR-C-10009-P04
- [Foul Water Longitudinal Sections] 18323-MMS-ZZ-ST-DR-C-10014-P04
- [Proposed Watermain Layout] 18323-MMS-ZZ-ST-DR-C-10010-P08

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.*

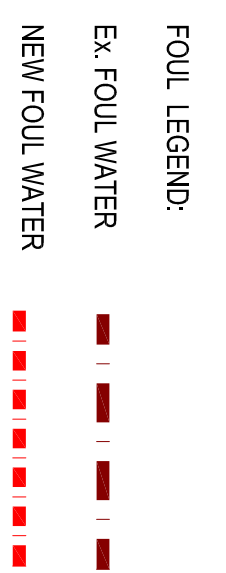




REFER TO I/M MAP FOR DETAILS OF PROPOSED UPGRADE OF WORKS TO EXISTING SEWER NETWORK

**Foul Sewer Notes**

1. ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
2. ALL DRAINAGE DETAILS TO BE SUBMITTED AND AGREED WITH SOUTH DUBLIN COUNTY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
3. CONTRACTOR TO TRACE ALL SERVICES WITHIN SITE BOUNDARIES TO DETERMINE EXISTING SERVICES AND ALL DRAIN RUNS & LOCATION OF SITE CLEARANCE WORKS PRIOR TO COMMENCEMENT OF SITE CLEARANCE WORKS.
4. CONTRACTOR TO AGREE ANY DIVERSIONS WHERE NECESSARY WITH CONSULTANTS / LOCAL COUNTY COUNCIL.
5. INVERT & COVER LEVELS ARE INDICATIVE.
6. ONLY DRAIN RUNS & LEVELS ARE TO BE AGREED WITH SOUTH DUBLIN COUNTY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
7. ALL PIPE RUNS CROSSING PUBLIC ROADWAYS OR ROADS TO BE TAKEN IN CHARGE TO BE S&S CONCRETE PIPES, TO 156 OR SIMILAR APPROVED, 1/100 YEAR STORM EVENT +20% FOR CLIMATE CHANGE.
8. STORMTECH SC740 ATTENUATION SYSTEM DESIGN FOR 1/100 YEAR STORM EVENT +20% FOR CLIMATE CHANGE.
9. FW OUTLETS AND AT's TO BE PROVIDED IN ACCORDANCE WITH DRAINAGE REGULATIONS AND INDICATED ON ARCHITECTS DRAWING.
10. CONTRACTOR TO ENSURE FULL COORDINATION WITH ALL OTHER UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS. (E.G. POWER / RAILWAY AREAS) TO BE ABSENT TO ACCOMMODATE FINISHED TO MATCH SURROUNDING AREA.
11. FW OUTLETS, AT, GULLY (AND MANHOLE) LOCATIONS ARE SUBJECT TO APPROVAL PRIOR TO INSTALLATION. 1 MANHOLE REQUIRED FOR EVERY 200m<sup>2</sup> HARD STANDING MIN.
12. ALL UNDERGROUND PIPE WORK TO BE DEPT A MINIMUM OF 1.0m FROM ROADWAY TO ROADWAY AND TO BE LOCATED AT MINIMUM 1.0m FROM ROADWAY TO ROADWAY TO BE LOCATED AT MINIMUM INVERT LEVEL WITH LEAN W/M.
13. THIS ISN'T POSSIBLE THE FOUNDATION LEVEL OF THE BUILDING SHALL BE LOWERED TO THE ADJACENT PIPE INVERT LEVEL WITH LEAN W/M.
14. ALL AT @ MANHOLE COVERS & GULLIES TO COMPLY WITH EN124 & TO BE MARKED THUS.
15. ALL MANHOLES IN PAVEMENTS TO HAVE MIN. CLASS B125 RATED COVERS. MANHOLES IN ROADWAYS TO HAVE MIN. CLASS D400 COVERS.



Rev	Sis	Description	Date
P01	S4	ISSUED FOR PLANNING	17.06.19
P02	S4	ISSUED FOR REVIEW	02.07.19
P03	S4	UPDATED TO CURRENT ARCH LAYOUT	04.09.19
P04	S4	UPDATED DROP OFF AREA LOCATION	12.09.19
P05	S4	REVISED TO ARCHITECTS LAYOUTS	23.07.20
P06	S4	REVISED TO ARCHITECTS LAYOUTS	04.02.21
P07	S4	GENERAL REVISIONS	16.02.21
P08	S4	MINOR REVISIONS TO I/M COMMENTS	17.02.21

**MMOS** The Chapel  
Blackrock House  
Blackrock Road  
MURPHY, MAITSON, O'SULLIVAN Cork, T12 KRK7  
Tel: 353 21 4317608

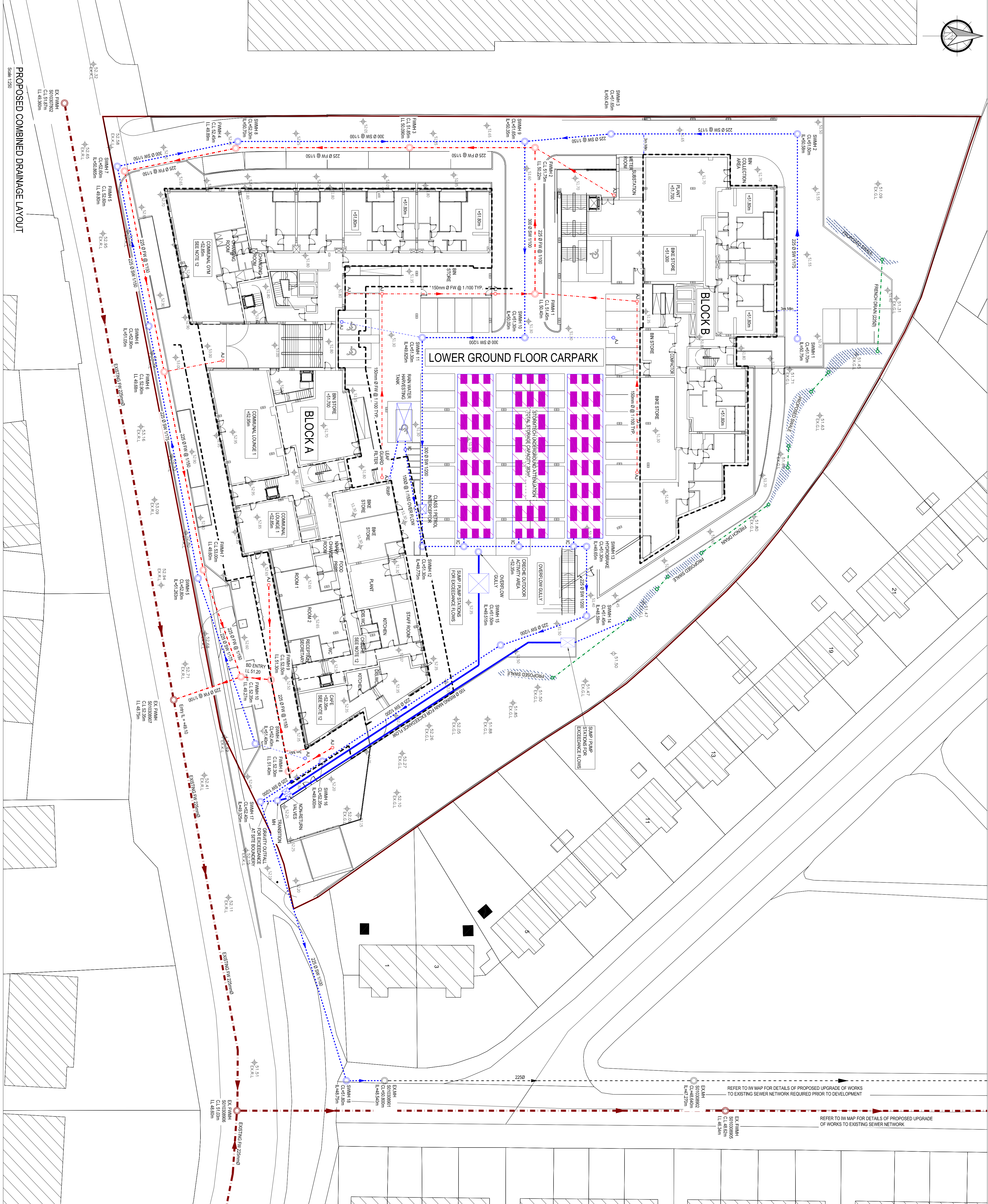
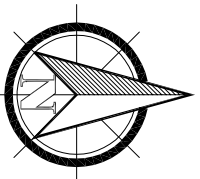
**PROJECT**  
Walkinstown Apartment Development  
Ballymount Road Lower, Co. Dublin

**CLIENT**  
AAI Walkinstown Ltd.

**TITLE**  
Proposed Foul Water Layout

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>APPROVED BY</b>
<b>D.B.</b>	<b>D.O.S.</b>	<b>D.O.S.</b>
<b>SCALE</b>	<b>PROJECT NUMBER</b>	
<b>1:250 @ A1</b>	<b>18323</b>	
<b>DOCUMENT REFERENCE</b>	<b>STATUS</b>	
<b>18323-MMS-ZZ-ST-DR-C-10011</b>	<b>S4</b>	
<b>PROJECT ORIGINATOR, ZONE LEVEL, TYPE, DCP, LINE NUMBER</b>	<b>REV</b>	<b>P08</b>





REFER TO I/W MAP FOR DETAILS OF PROPOSED UPGRADE OF WORKS TO EXISTING SEWER NETWORK REQUIRED PRIOR TO DEVELOPMENT.

REFER TO I/W MAP FOR DETAILS OF PROPOSED UPGRADE OF WORKS TO EXISTING SEWER NETWORK.

- EXCESSANCE SW
  - RISING MAIN
  - SURFACE ACCESS JUNCTION
  - SUMP/PUMP STATIONS FOR EXCESSANCE FLOWS
  - CLASS 1 PETROL INTERCEPTOR
  - PROPOSED SWALE
  - BELOW GROUND ATTENUATION (STORMTECH OR SIMILAR)
  - BELOW GROUND RAINWATER HARVESTING TANK
  - FOR PROPOSED SUDS MEASURE (IN LOWER GROUND FLOOR CARPARK, FOR ROOF PODIUM & GENERAL EXTERNAL AREA) SEE DR-C-10007
- FOUL LEGEND:
- EX. FOUL WATER
  - NEW FOUL WATER

Rev	Sis	Description	Date
P01	S4	ISSUED FOR REVIEW	17.11.20
P02	S4	REMOVED TO ARCHITECT'S LAYOUTS	11.02.21
P03	S4	GENERAL REVISIONS	16.02.21
P04	S4	MINOR REVISIONS TO I/W COMMENTS	17.02.21

**MMOS** The Chapel, Blackrock House, Blackrock Road, Cork, T12 KRK7  
 MURPHY, MAISON, O'SULLIVAN Tel: 353 21 4317608

PROJECT: Walkinstown Apartment Development  
 Ballymount Road Lower, Co. Dublin

CLIENT: AAI Walkinstown Ltd.

TITLE: Proposed Combined Drainage Layout

DRAWN BY: DB  
 CHECKED BY: D.O.S.  
 APPROVED BY: D.O.S.

SCALE: 1:250 @ A1  
 PROJECT NUMBER: 18323

DOCUMENT REFERENCE: 18323-MM-S-ZZ-ST-DR-C-10009  
 STATUS: S4

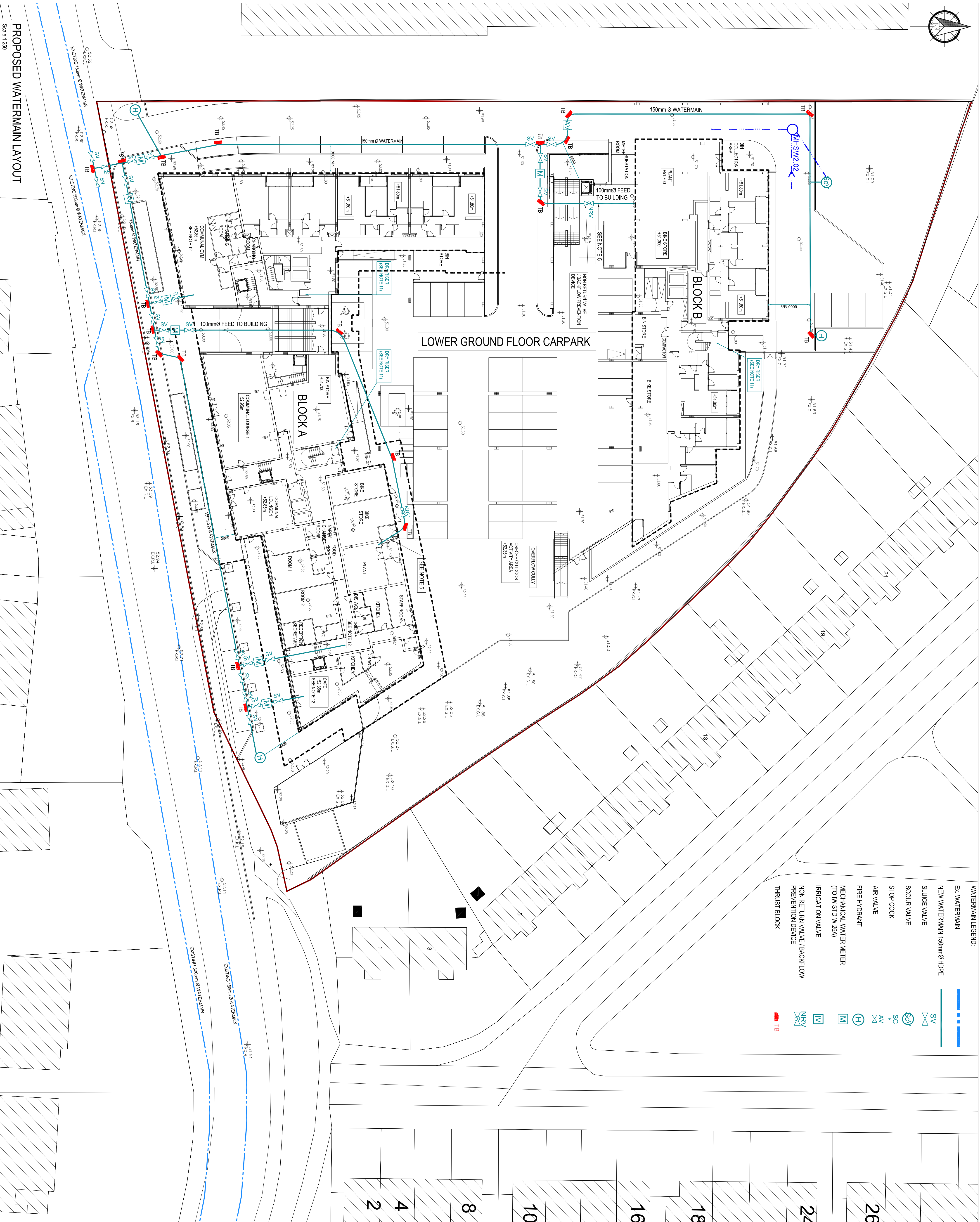
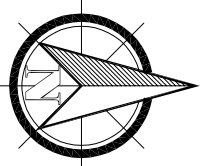
PROJECT ORIGINATOR: ZONE LEVEL TYPE: DCP LINE NUMBER: P04

PROPOSED COMBINED DRAINAGE LAYOUT  
 Scale: 1:250









**WATERMAIN LEGEND:**

	EA. WATERMAIN
	NEW WATERMAIN 150mm Ø HDPE
	SLUICE VALVE
	SCOUR VALVE
	STOP COCK
	AIR VALVE
	FIRE HYDRANT
	MECHANICAL WATER METER (TO IW STD-W-26A)
	NON RETURN VALVE / BACKFLOW PREVENTION DEVICE
	THRUST BLOCK

- WATERMAIN NOTES:**
1. ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
  2. ALL DRAINAGE & WATERMAIN DETAILS TO BE SUBMITTED TO THE IRISH WATER SUPPLY AUTHORITY DUBLIN COUNTY COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
  3. CONTRACTOR TO TRACE ALL SERVICES WITHIN SITE BOUNDARY TO ASCERTAIN OUTFALL LOCATIONS OF SERVICES PRIOR TO COMMENCEMENT OF SITE CLEARANCE WORKS.
  4. CONTRACTOR TO AGREE ANY DIVERSIONS WHERE NECESSARY WITH CONSULTANTS / LOCAL COUNCIL.
  5. A MINIMUM OF 24 HOUR WATER STORAGE SHALL BE PROVIDED TO ALL NEW BUILDINGS. REQUIREMENTS FOR ROOFING OF WATER SUPPLY SUBJECT TO DETAILED DESIGN BY M & E CONSULTANT IN LIAISON WITH LOCAL AUTHORITY. STORAGE SHALL BE PROVIDED USING A CONNECTION THROUGH AN UNRESTRICTED AIR GAP DEVICE TO PREVENT BACKFLOW FROM THE INTERNAL WATER DISTRIBUTION SYSTEM.
  6. WATERMANS SUITABLE FOR WORK SHALL BE EITHER DUCTILE IRON (DI) OR POLYETHYLENE (PE) WITH PE80 OR PE100 RATING (MPE/HDPE OR HPEP).
  7. WATER SUPPLY TO BE METERED. LOCATION OF WATER METER TO BE TO THE AGREEMENT OF IRISH WATER SUPPLY AUTHORITY AND LOCAL AUTHORITY DIVISION. REFER TO IRISH WATER INFRASTRUCTURE STANDARD DETAILS FOR WATERMETER CHAMBER & DETAILS (STD-W-26 & 26A). REFER TO IW COP FOR WATER INFRASTRUCTURE CL. 315 FOR DETAILS ON WATER METER TO BE PROVIDED.
  8. UPON COMPLETION OF THE DEVELOPMENT THE CONTRACTOR/DEVELOPER SHALL COMMISSION A WATER AUDIT AND LEAKAGE SURVEY OF THE WATER DISTRIBUTION SYSTEM WHICH SHALL BE SUBMITTED TO THE PLANNING AUTHORITY FOR CONSIDERATION WITHIN THE PERIOD OF THE COMPLETION OF THE DEVELOPMENT.
  9. ALL HYDRANTS TO BE MINIMUM OFFSET OF 6M FROM ANY BUILDING.
  10. 150mm WATER MAIN TO BE MINIMUM 3M FROM BUILDINGS/STRUCTURES.
  11. THE HYDRANT LOCATIONS CURRENTLY SHOWN ARE FOR INDICATIVE PURPOSES ONLY. A MORE DETAILED DESIGN SHALL BE PROVIDED AT THE NEXT DESIGN STAGE TO DETERMINE EXACT LOCATION DRY FIRE FIGHTING RISERS TO BE PROVIDED WITHIN EACH OF THE THREE NO. STAR CORES.
  12. ALL COMMERCIAL PREMISES TO HAVE EXTERNAL INDEPENDENT INDIVIDUAL WATER METERS INSTALLED TO ALLOW FOR FUTURE METERING OF INDIVIDUAL APARTMENTS.
  13. WATER DISTRIBUTION SYSTEM TO BE DESIGNED TO ALLOW FOR FUTURE METERING OF INDIVIDUAL APARTMENTS.
  14. PROPOSED DEVELOPMENT SCHEDULE:

SETUPL COMMERCIAL AREA (SQ.M):  
 GFA: 013.3  
 CRECH: 249.5  
 CW: 177.2  
 IN TOTAL: 530

APARTMENTS NO:  
 BLOCK A: 125  
 BLOCK B: 46  
 IN TOTAL: 171

Rev	S/s	Description	Date
P01	S4	ISSUED FOR PLANNING	17/06/19
P02	S4	UPDATED TO CURRENT ARCH LAYOUT	04/09/19
P03	S4	UPDATED DROP OFF AREA LOCATION	12/08/19
P04	S4	REVISED TO ARCHITECT'S LAYOUTS	23/07/20
P05	S4	AMENDED TO IW COMMENTS	17/11/20
P06	S4	REVISED TO ARCHITECT'S LAYOUTS	04/02/21
P07	S4	GENERAL REVISIONS	16/02/21
P08	S4	MINOR REVISIONS TO IW COMMENTS	17/02/21

**MMOS** The Chapel  
 100 Chapel House,  
 Ballybrook Road,  
 MURPHY / MANSION / O'SULLIVAN Cork, T12 KR87  
 TEL: 353 21 4317898

**PROJECT**  
 Walkinstown Apartment Development  
 Ballymount Road Lower, Co. Dublin

**CLIENT**  
 AAI Walkinstown Ltd.

**TITLE**  
 Proposed Watermain Layout

<b>DRAWN BY</b> DB	<b>CHECKED BY</b> D.O.S.	<b>APPROVED BY</b> D.O.S.
<b>SCALE</b> 1:250@A1	<b>PROJECT NUMBER</b> 18323	<b>STATUS</b> S4
<b>DOCUMENT REFERENCE</b> 18323-MMS-ZZ-ST-DR-C-10010		<b>REV</b> P08
<b>PROJECT ORIGINATOR/ZONE LEVEL TYPE/DRIP LINE NUMBER</b>		

**PROPOSED WATERMAIN LAYOUT**  
 Scale 1:250



<b>SOUTH DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT PRE-APPLICATION CONSULTATION REPORT FORM</b>			
<b>Pre Planning Ref. No. LRPPP018/23</b>	<b>ADVICE WITHOUT PREJUDICE</b>	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act	
<b>CONSULTATION:</b>	<b>Meeting</b>	<b>Yes</b>	<b>13/11/2023 (online)</b>
Date of Response: 13/11/2023			
<b>Full address of subject site</b>	Ballymount Road Lower, Walkinstown, Dublin 12		
<b>Name/s of Applicant/s and/or Agents Contact Details</b>	Applicant: Montane Developments Ltd.		
	Agent: Meitheal Architects		

**Description of Proposal**

Demolition of existing buildings, construction of 163 no. apartments creche and associated site works at former CHM Premises.

**Planning History**

SHD3ABP-309658-21

Demolition of an existing warehouse/factory building and ancillary outbuildings/structures and the construction of a residential development of 171 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, and all ancillary site development works. The proposed development will consist of 2 x studio apartments, 59 x 1-bedroom apartments, 103 x 2-bedroom apartments and 7 x 3-bedroom apartments contained in two apartment blocks ranging in height from 1 to 8 storeys. The proposed development provides for outdoor amenity areas, landscaping, under-podium car parking, bicycle racks, bin stores, ancillary plant, and roof mounted solar panels. Vehicular access to the proposed development will be provided via a relocated entrance from Ballymount Road Lower. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie). Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

**Permission granted.**

**LAND USE MATRIX:** 'Residential' and 'Shop-Local' Permitted in Principle.

**FEEDBACK/OBSERVATIONS OF PROPOSAL**

<b>Comments at 13/11/2023 meeting</b>	<b>Proposal (as presented):</b>
	<ul style="list-style-type: none"> <li>• Changes to permission SHD ABP-309658-21</li> <li>• Changes to ground floor level from permitted café and creche to creche and retail unit with licenced area.</li> <li>• Omit Communal Lounge 2</li> <li>• Addition of 1 no. residential apartment on Level 5 of Block C. Involves changing 2 no. 3 bed units to 2 no. 2 bed (4 person) units and 1 no. 2 bed (3 person) unit.</li> <li>• External signage associated with the proposed retail unit.</li> <li>• Changes to plant areas.</li> </ul>

- Additional bicycle parking.
- Setdown space to the front.

**Key points:**

- Main changes appear to be providing a retail use rather than café, amending the ground floor level including the creche location and layout and omitting a communal lounge and the addition of an apartment.
- Permitted drawings should reflect all the changes to the SHD scheme that have been amended and agreed by condition.
- Proposed drawings and information should clearly detail what is proposed to be amended on the permitted scheme. Clearly show on drawings and itemise amendments in documentation.
- Impact on childcare provision through the addition of an apartment and reduction of creche floorspace. Agent advised that capacity of the creche will stay the same.
- Rationalise the removal of the communal lounge. It is noted that the scheme is Build To Sell.
- Commercial plant moved – to where? Agent advised in part no longer required so has been reduced and revised.
- Clearly detail changes in streetscape.
- Principle of retail acceptable. Details on retail unit including operating hours, loading and servicing, refuse area and collection.
- Justify and detail off licence area in retail unit.
- Detail compliance of the 3 no. revised and new apartments.
- Changes in ground floor level. Would prefer for the ground floor level to be level with the external ground level in the interests of active frontages and urban design.
- Identify creche outdoor area and drop off.
- Introduction of car parking along Ballymount Road Lower, 8 no. car parking spaces. Parking instead of a layby? States there is a loading bay but appears to be car parking.

**City Edge:**

- Residential mixed use area
- Retail element
- Employment level reduction?
- Be clear on the precise differences between permitted and proposed.

**Roads:**

- Loading/deliveries
- Servicing area
- Setdown for creche
- Concerns with car parking along this road, because of Walkinstown roundabout, precedent it would set for other side
- Clarify no. of and assess car parking spaces
- Additional bicycle parking welcomed, design in accordance with Cycle Design Manual
- EV car parking spaces
- Irish Water construction works along Ballymount Road Lower.

**Drainage:**

- Detail any changes in building footprint
- Bicycle parking surfacing SUDS

**Parks and Public Realm:**

- Impact on SUDS and street trees
- DMURS requires trees every 14-20m

	<ul style="list-style-type: none"> <li>• Any changes to open space</li> <li>• Compliance on landscape conditions</li> </ul> <p>Please also see the link below to general pre planning guidance which covers a range of topics: <a href="https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/">https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/</a></p>
<p><b>Comments on amended information received via email on the 11/01/2024 and 04/04/2024</b></p>	<p>Planning comments:</p> <ul style="list-style-type: none"> <li>• Have the relevant conditions been fully discharged and are these changes reflected in the granted plans.</li> <li>• Note that no changes to the capacity of the creche are proposed.</li> <li>• Changes to communal lounges are acceptable in principle.</li> <li>• Further details on proposed screening of external plant area and retail signage should be provided including materials, dimensions etc.</li> </ul> <p>Graham Murphy (Senior Executive Engineer) in our Roads Dept reviewed the amended drawings and provided the following comments:</p> <ul style="list-style-type: none"> <li>• The parking along Ballymount was agreed under the SHD, so I have no objection to it. However, if the parking area is to be taken in charge. who will be responsible for the enforcement of the loading / drop off times?</li> <li>• The SHD had “go car” parking at the development has this been removed?</li> </ul> <p>Brian Harkin (Senior Executive Engineer) in our Water Services Dept reviewed the amended drawings and provided the following comments:</p> <ul style="list-style-type: none"> <li>• Clarify if surface of proposed parking will remain permeable surface such as permeable paving or other SuDS surface.</li> <li>• No objection to change of use /surface for bicycle area to grasscrete.</li> </ul> <p>We haven’t received comments from the parks and public realm department yet. However, I note that their main concerns at the preplanning meeting were in relation to any changes to street trees, landscaping and SuDS and compliance with DMURS.</p>
<p><b>Determination in relation to Section 247(7) of the Planning and Development Act 2000 (as amended)</b></p>	<p>The Planning Authority is satisfied, having compared the proposed development to the permitted development, that—</p> <ol style="list-style-type: none"> <li>a) the proposed development is substantially the same as the permitted development, and</li> <li>b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.</li> </ol> <p>Notwithstanding subsection (1A), no further consultation is required under Section 247(7) in relation to the proposed development.</p> <p>As per Section 247(8), this determination does not prejudice the performance of the Planning Authority of its functions under the Planning Act or any regulations under the Planning Act, or any other enactment, and cannot be relied upon in the formal planning process or in legal proceedings.</p> <p><b>The applicant is advised to retain a copy of this determination to submit at planning application stage for validation purposes.</b></p> <p><b>The applicant should note that any changes to the development that have not been reviewed, or discussed, as part of this 247(7) consultation may result in the application being invalidated at application stage.</b></p>

Caitlin O’Shea  
Executive Planner