

**PLANNING APPLICATION FORM**

**SOUTH DUBLIN COUNTY COUNCIL**



**PLANNING APPLICATION FORM**

**Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015**

**Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.  
Tel: (01) 4149000 Fax: (01) 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS [www.sdublincoco.ie](http://www.sdublincoco.ie)**

***STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:***

**Please read directions & documentation requirements at back of form before completion.**

**All questions relevant to the proposal being applied for must be answered.**

**Non-relevant questions: Please mark N/A**

***Please ensure all necessary documentation is attached to your application form.***

**Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.**

***DATA PROTECTION***

***All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on [www.sdublincoco.ie](http://www.sdublincoco.ie)***

***The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.***

***If you are satisfied to receive direct marketing please tick this box.***

***The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.***

**PLANNING APPLICATION FORM**

**1. Name of Relevant Planning Authority:**

**SOUTH DUBLIN COUNTY COUNCIL**

**2. Location of Proposed Development:**

*Postal Address **or** Townland **or** Location (as may best identify the land or structure in question)*

'Former CHM Premises' Ballymount Road Lower, Walkinstown, Dublin 12

*Ordnance Survey Map Ref No (and the Grid Reference where available)<sup>1</sup>*

ORDER NO.: 50309022\_1

CENTRE COORDINATES: ITM 710709,730975

**3. Type of planning permission (please tick appropriate box):**

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission\*:**

Outline Permission Register Reference Number: \_\_\_\_\_

Date of Grant of Outline Permission\*: \_\_\_\_/\_\_\_\_/\_\_\_\_

**\*NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

**Outline Permission may not be sought for:**

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

**PLANNING APPLICATION FORM**

**5. Applicant<sup>2</sup>** (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s)

[Montane Developments \(Ireland\) Unlimited Company](#)

Address(es) Must be supplied at end of this application form - **Question 26**

**6. Where Applicant is a Company** (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s)

[Ray Grehan, Bryan Grehan, Vincent Carty, Daryl Skelly & Ross Connolly](#)

Registered Address (of company) [Unit F4 Maynooth Business Campus Maynooth, Maynooth, Kildare, W23 X7Y5](#)

Company Registration No. [544510](#)

Telephone No. [+353 1 526 7768](#)

Email Address (if any) [info@montane.uk.com](mailto:info@montane.uk.com)

Fax No. (if any) [N/A](#)

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name

[Sean Maguire \(Agent\) McGill Planning Limited](#)

Address To be supplied at end of this application form - **Question 27**

**Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that *if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26*)**

Yes []      No []

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup> :**

Name [Simon Linehan \(Meitheal Architects\)](#)

Address Must be supplied at end of this application form - **Question 28**

**PLANNING APPLICATION FORM**

**9. Description of Proposed Development:**

*Brief description of nature and extent of development<sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)*

Montane Developments (Ireland) Unlimited Company intend to apply for permission for a Large-Scale Residential Development at the 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)), which has permission for a residential development of 163 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, parking, and all ancillary site development works. The proposed amendments include the following:

- Change of use at Ground Floor Level of Block B from the permitted Café to proposed retail unit (c.363.5 sq.m).
- The incorporation of an off-license area within the proposed retail unit (c.24.4 sq.m).
- Siting of proposed signage/advertising associated with the proposed Retail unit.
- Internal reconfiguration of permitted creche area with the gross floor area reducing from c. 261sq. m to c. 235sq.m.
- Internal reconfiguration and reduction of permitted tenant amenity facilities (communal areas) from c. 472.1sq. m to c. 426.6 sq. m.
- 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).
- Changes to Level 6 of Block B, to include external retail plant at roof level within the permitted envelope of the development, to include ventilation louvres to the North & East façade and a louvred roof access door for maintenance purposes only.
- Provision of an additional external Bicycle Parking Stand with 14 no. parking spaces located to the East of the building to cater for retail and creche usage.

All other associated site development works, services provision, access, parking, landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. ABP-309658-21 (and associated conditions).

**10. Legal Interest of Applicant in the Land or Structure:**

*Please tick appropriate box to show applicant's legal interest in the land or structure*

**A.**  
Owner

**B.**  
Occupier

|                                                                                                                                                                                                                                                                               |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                               | <b>C. Other</b><br>X |
| Where legal interest is 'Other', please expand further on your interest in the land or structure                                                                                                                                                                              |                      |
| Please refer to accompanying Letter of Consent as appended to this Planning Application form for full details.                                                                                                                                                                |                      |
| <b><i>If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation</i></b> |                      |

**PLANNING APPLICATION FORM**

**11. Site Area:**

|                                                           |           |
|-----------------------------------------------------------|-----------|
| Area of site to which the application relates in hectares | 0.9308 ha |
|-----------------------------------------------------------|-----------|

**12. Where the application relates to a building or buildings:**

|                                                                                                                                                                                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Gross floor space <sup>5</sup> of any <b>existing</b> building(s) in sq. m                                                                                                                                   | N/A                                                             |
| Gross floor space of <b>proposed</b> works in sq. m                                                                                                                                                          | 480.80 sqm<br>(proposed residential element and retail element) |
| Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)                                                                                                                                    | 0sqm                                                            |
| Gross floor space of any <b>demolition</b> in sq. m (if appropriate)                                                                                                                                         | 0sqm                                                            |
| <b>Note:</b> Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from <b>inside</b> the external wall. |                                                                 |

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

| Class of Development  | Gross floor area in sq.m                   |
|-----------------------|--------------------------------------------|
| Class 4 - Retail      | c.363.5 sqm (with c.24.4 sq.m off license) |
| Class 1 - Residential | C. 217.3 sq.m                              |
| Class 9 - Signage     | c. 5.1 sq.m                                |
|                       |                                            |

**14. In the case of residential development provide breakdown of residential mix.**

| Number of | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 4+ Bed | Total |
|-----------|--------|-------|-------|-------|-------|--------|-------|
| Houses    |        |       |       |       |       |        |       |

|            |   |    |    |   |  |  |  |
|------------|---|----|----|---|--|--|--|
| Apartments | 1 | 57 | 99 | 7 |  |  |  |
|------------|---|----|----|---|--|--|--|

**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).**

|                                                    |                  |                  |               |
|----------------------------------------------------|------------------|------------------|---------------|
| <i>Number of car-parking spaces to be provided</i> | Existing:<br>N/A | Proposed:<br>N/A | Total:<br>N/A |
|----------------------------------------------------|------------------|------------------|---------------|

**Note: Parking will remain as permitted under ABP-309658-21**

**PLANNING APPLICATION FORM**

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

|                                                                                        |                                                |
|----------------------------------------------------------------------------------------|------------------------------------------------|
| <i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i> | Mixed Development (under construction)         |
| <i>Proposed use (or use it is proposed to retain)</i>                                  | Residential, Retail with ancillary off licence |
| <i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>    | Residential, Retail with ancillary off licence |

**16. Social and Affordable Housing**

| <b>Please tick appropriate box</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>YES</b>                                                                                             | <b>NO</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------|
| <p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?<sup>7</sup></i></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of</p> | <p>X<br/>Please refer to SDCC Part V Validation Letter attached confirming agreement in principle.</p> |           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| the Act.<br><br>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended) <sup>8</sup> , a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). |  |  |
| If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended) <sup>9</sup> , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.                                                                                                                                                                       |  |  |

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**17. Development Details**

| <b>Please tick appropriate box</b>                                                                                                                                                                                                                           | <b>YES</b> | <b>NO</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| <p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>                    |            | X         |
| <p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>                                                                                                 |            | X         |
| <p><i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994<sup>10</sup></i></p>                                                             |            | X         |
| <p><i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i></p>                                                                                                                  |            | X         |
| <p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report<sup>11</sup>?</i></p>                                                                                                                               |            | X         |
| <p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p> |            | X         |
| <p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>                                        |            | X         |

|                                                                                                                                                         |  |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|
| Do the Major Accident Regulations apply to the proposed development?                                                                                    |  | X |
| Does the application relate to a development in a Strategic Development Zone?<br><br><b>Note: If yes, newspaper and site notice must indicate fact.</b> |  | X |

|                                                                                                                                                                         |  |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|
| Does the proposed development involve the demolition of any structure <sup>12</sup> ?<br><br><b>Note: Demolition of a habitable house requires planning permission.</b> |  | X |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|

**PLANNING APPLICATION FORM**

**18. Site History**

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ]                      No [X]

If yes, please give details e.g. year, extent

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---

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ]                      No [X]

If yes, please give details.

---



---

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X]                      No [ ]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

**Reference No.:** [ABP-309658-21](#)                      **Date:** [10 March 2021](#)

**Reference No.:** [SD17A/0102](#)                      **Date:** [17 June 2017](#)

If a **valid** planning application has been made in respect of this land or



structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup> ?**

Yes [ ] No []

An Bord Pleanála Reference No.:

(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).

## PLANNING APPLICATION FORM

### 19. Pre-application Consultation

**Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup> ?**

Yes [] No [ ]

If yes, please give details:

Reference No. (if any): [LRDPP018/23](#)

Date(s) of consultation: [13/11/2023](#)

Persons involved: [Caitlin O'Shea](#), [Graham Murphy](#), [Brian Harkin](#), [Tony Mangan](#),

[Please see appendix 4 - S247 \(7\) Determination Letter](#)

### 20. Services

#### **Proposed Source of Water Supply**

Existing connection [] New connection []

Public Mains [] Group Water Scheme [ ] Private Well [ ]

[Please refer to Civils Design Report](#) has been prepared by [Kavanagh Burke Consulting Engineers](#)

Other (please specify):

Name of Group Water Scheme (where applicable)

#### **Proposed Wastewater Management/Treatment**

Existing  New

Public Sewer  Conventional septic tank system

Please refer to Civils Design Report has been prepared by Kavanagh Burke Consulting Engineers

Other on-site treatment system  Please specify

### **Proposed Surface Water Disposal**

Public Sewer/Drain  Soakpit

Please refer to Civils Design Report has been prepared by Kavanagh Burke Consulting Engineers

Watercourse  Other  Please specify

## **21. Details of Public Notice**

|                                                                |                  |
|----------------------------------------------------------------|------------------|
| Approved newspaper <sup>15</sup> in which notice was published | Irish Daily Star |
| Date of publication                                            | 8th May 2024     |
| Date on which site notice was erected                          | 8th May 2024     |

## **PLANNING APPLICATION FORM**

## **22. Application Fee**

|                                                                                                                        |                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fee Payable                                                                                                            | Total fee = €2,783.72                                                                                                                                                                                     |
| Basis of Calculation<br>Please see fee notes available on Council website <a href="http://www.sdcc.ie">www.sdcc.ie</a> | COU to Retail unit - (7.20x 363.5sqm) = 2,617.2<br>Signage- (7.20 x 5.1sqm) = 36.72<br>One new apartment = 1x €130 = 130<br>Total fee = €2,783.72<br><br>Please see EFT Payment Confirmation (Appendix A) |

## **SUPPLEMENTARY INFORMATION**

(Sections 23 - 25)

### **23. Is it proposed that the Development will: (please tick appropriate box)<sup>19</sup> : (see note 19)**

- A Be **Taken in Charge** by the County Council ( )
- B Be maintained by **an Estate Management Company** ( )
- C In **part be Taken in Charge and part maintained** by an Estate Management Company (X)

Refer to Taking in Charge drawing prepared by Meitheal Architects.

In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.

**24. Do any Statutory Notices apply to the site/building at present?  
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes

No

Place an X in the appropriate box.

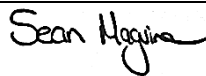
If yes, please give details \_\_\_\_\_

**25. Please describe where the site notice(s) is/are erected at site of proposed development**

Please refer to Site Location Map prepared by Meitheal Architects

*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 & Development Act 2000, as amended, and the Regulations made thereunder:*

Signed  
(Applicant or Agent as appropriate)



Date:

09<sup>th</sup> May 2024

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

**NOTES TO APPLICANT**

Sections 1 to 22 of this form **MUST** be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.

**FOR OFFICE USE ONLY**

|                                                                                                                                                                                            |                  |                    |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|------------------|
| Application Type .....<br><br>Register Reference .....<br><br>Fee Received € .....<br><br>Receipt No..... Date: .....<br><br>O.S.I. Map Reference .....<br><br>L.A.P. Area Reference ..... | Date<br>received | Document<br>lodged | Newspaper Notice |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|------------------|

# Appendix A: Planning Fee Payment Confirmation



## Payment Confirmation

### Payment details

---

|                      |                    |
|----------------------|--------------------|
| 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              |

---

### Payer details

---

|          |                    |
|----------|--------------------|
| Name     | MONTANE DEV IRE LT |
| Currency | EUR                |
| Account  | [REDACTED]         |

---

### Payee details

---

|                    |                                |
|--------------------|--------------------------------|
| 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).**

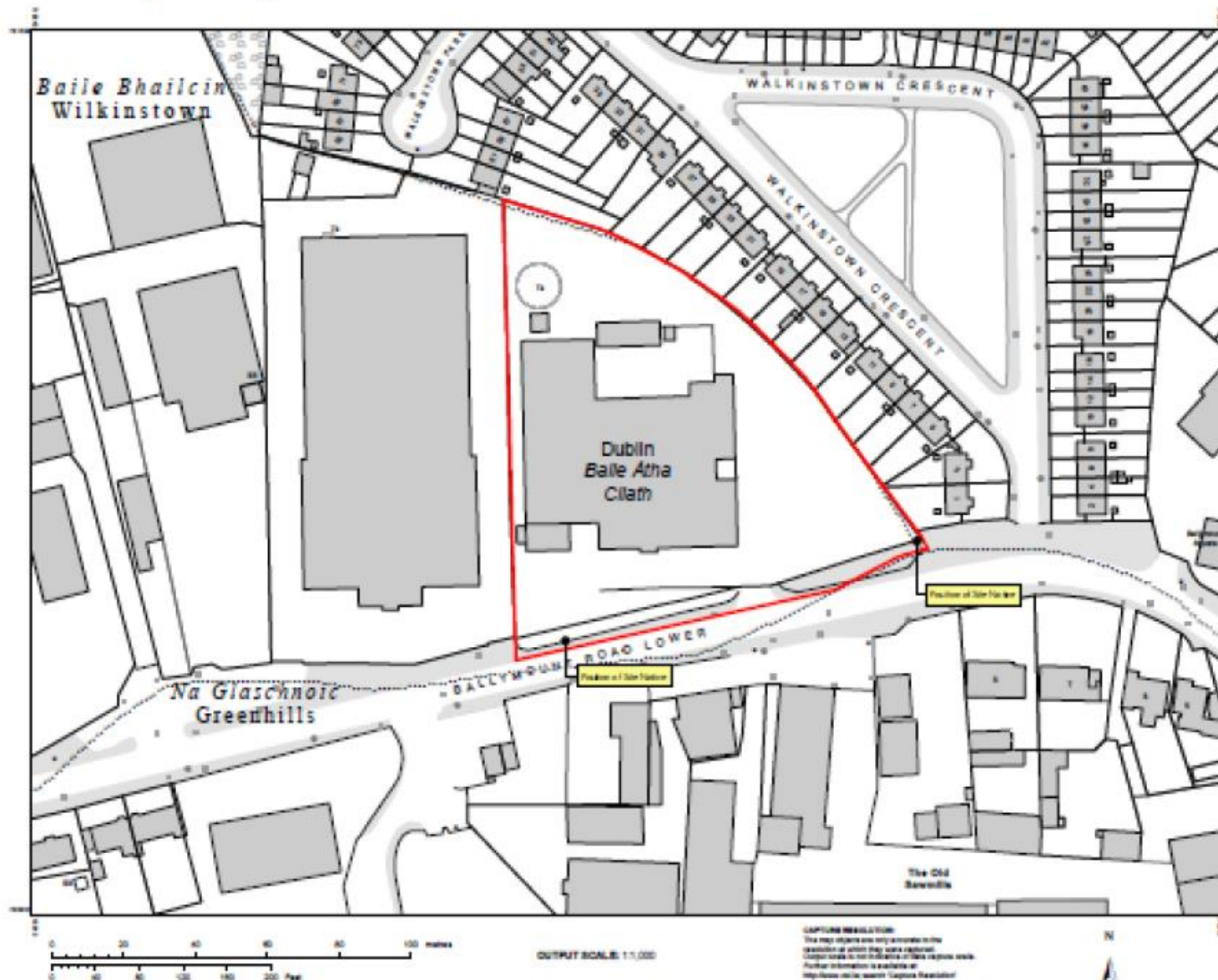
To Whom It May Concern:

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 710267, 700275

**PUBLISHED:** 20/03/2022      **ORDER NO.:** 5006022\_1

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

**E2229PLA-800 G**  
 Site Location Map

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

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 infringes Ordnance Survey 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.os.ie/OSearch/OSearch.html>

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,

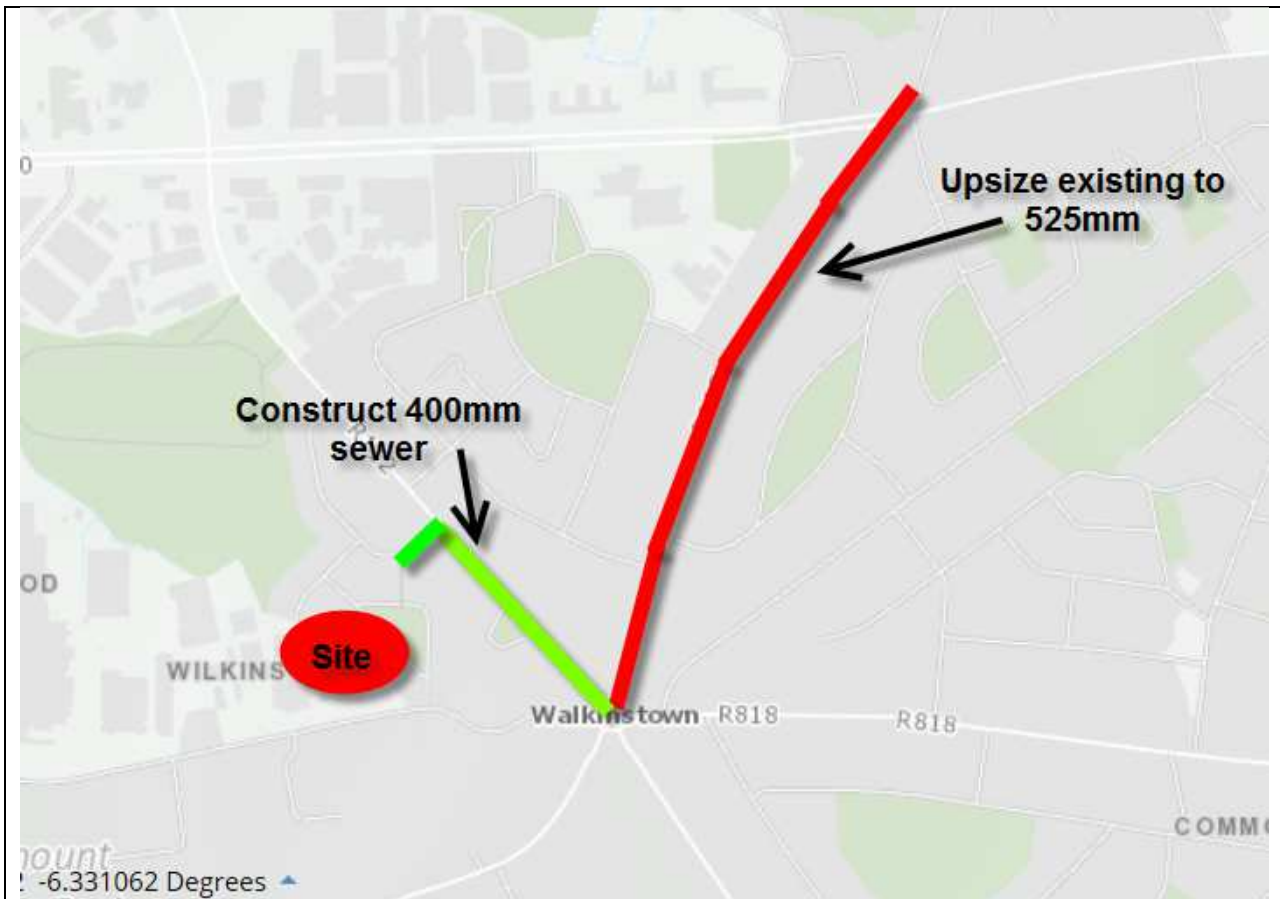
Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at CHM Premises, Ballymount Road Lower, Co. Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available 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                       | <b>OUTCOME OF PRE-CONNECTION ENQUIRY</b><br><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 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         | 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).<br>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. |



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.

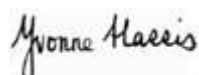
If you have any further questions, please contact your Irish Water representative:

Name: Paul Lowry

Phone: 018230377

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

Yours sincerely,



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

## Appendix A

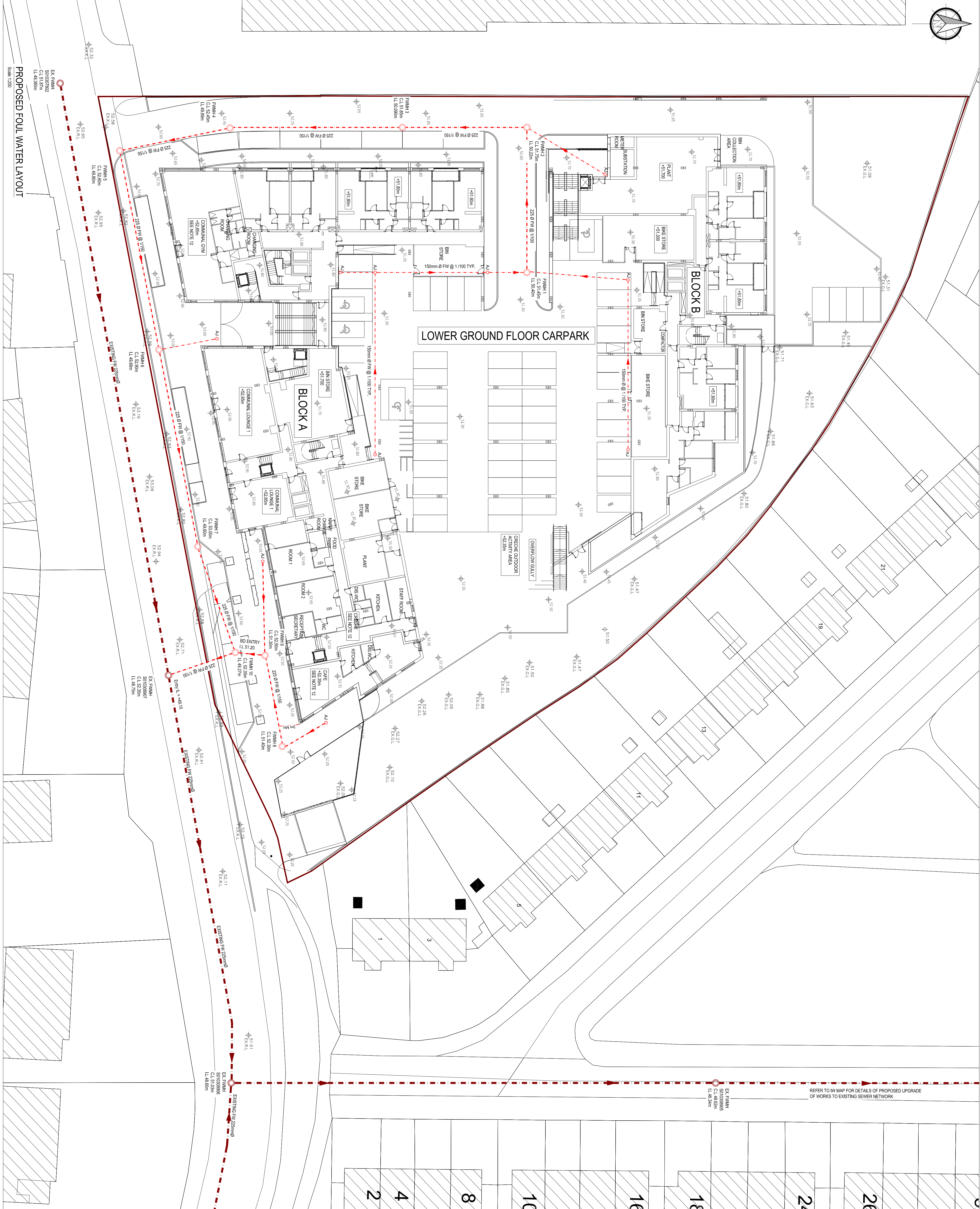
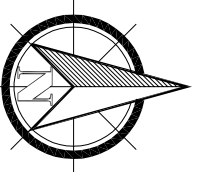
### Document Title & Revision

- [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.*

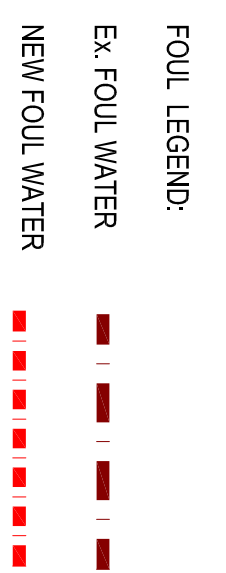




REFER TO I/M MAP FOR DETAILS OF PROPOSED UPGRADE OF WORKS TO EXISTING SEWER NETWORK

**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. FW OUTLETS AND AT's TO BE PROVIDED IN ACCORDANCE WITH DRAINAGE REGULATIONS AND INDICATED ON ARCHITECTS DRAWING.
9. 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.
10. FW OUTLETS, AL, GULLY (AND MANHOLE) LOCATIONS ARE SUBJECT TO APPROVAL PRIOR TO INSTALLATION. 1. NO DUTY REQUIRED FOR EVERY 200m<sup>3</sup> HARD STANDING MAN.
11. ALL UNDERGROUND PIPE WORK TO BE SET AT A MINIMUM THIS ISN'T POSSIBLE THE FOUNDATION LEVEL OF THE BUILDING SHALL BE LOWERED TO THE ADJACENT PIPE INVERT LEVEL WITH LEAN MIX.
12. 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 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.

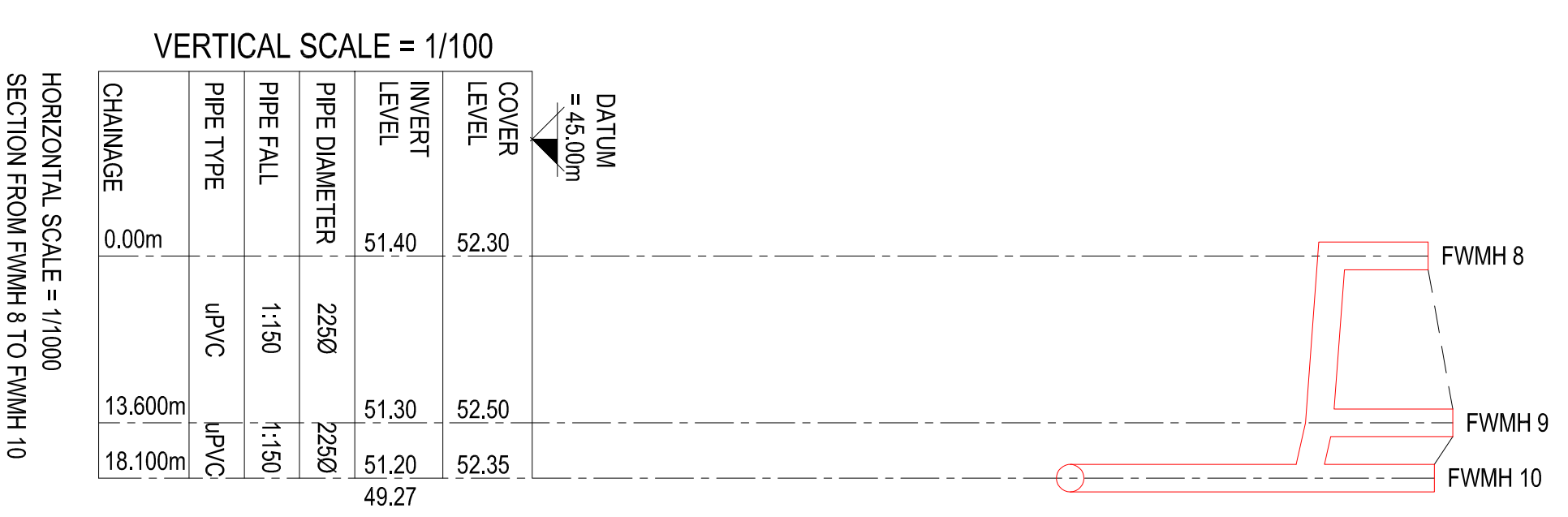
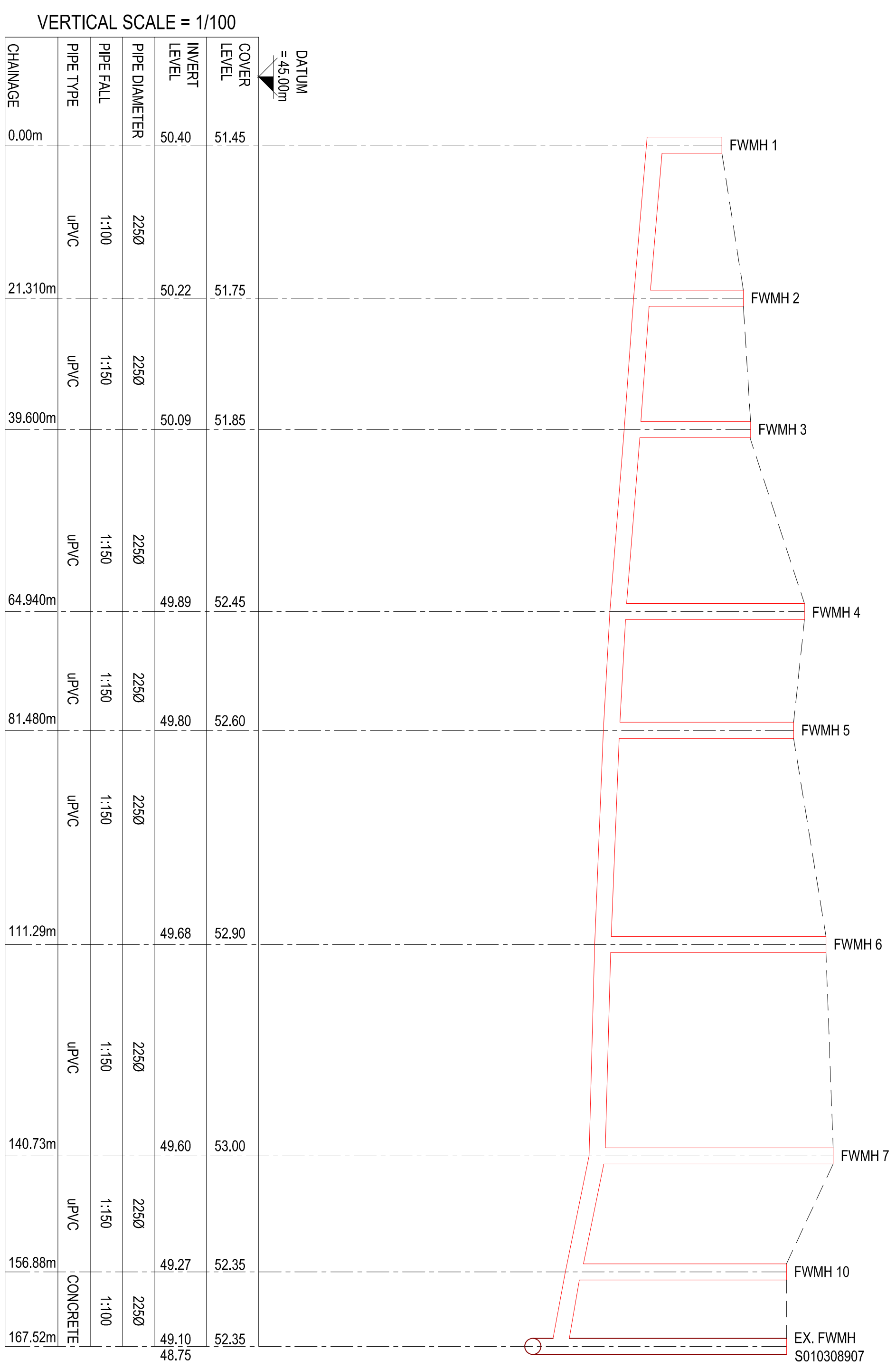
**TITLE**  
Proposed Foul Water Layout

|                                                             |                                |                     |
|-------------------------------------------------------------|--------------------------------|---------------------|
| <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><br>1:250 @ A1                                  | <b>PROJECT NUMBER</b><br>18323 | <b>STATUS</b><br>S4 |
| <b>DOCUMENT REFERENCE</b><br>18323-MMS-ZZ-ST-DR-C-10011     |                                | <b>REV</b><br>P08   |
| <b>PROJECT ORIGINATOR</b><br>ZONE-LEVEL-TYPE-DIAGRAM-NUMBER |                                |                     |









| Rev | Sis | Description                     | Date     |
|-----|-----|---------------------------------|----------|
| P01 | S4  | ISSUED FOR INFORMATION          | 23.07.20 |
| P02 | S4  | REVISED TO ARCHITECTS LAYOUTS   | 04.02.21 |
| P03 | S4  | GENERAL REVISIONS               | 16.02.21 |
| P04 | S4  | MINOR REVISIONS TO IWM COMMENTS | 17.02.21 |

**MIMOS** The Chapel  
 210-212  
 Blackrock Road,  
 MURPHY · MATSON · O'SULLIVAN Cork, T12 KRK7  
 TEL : 353 21 4317608

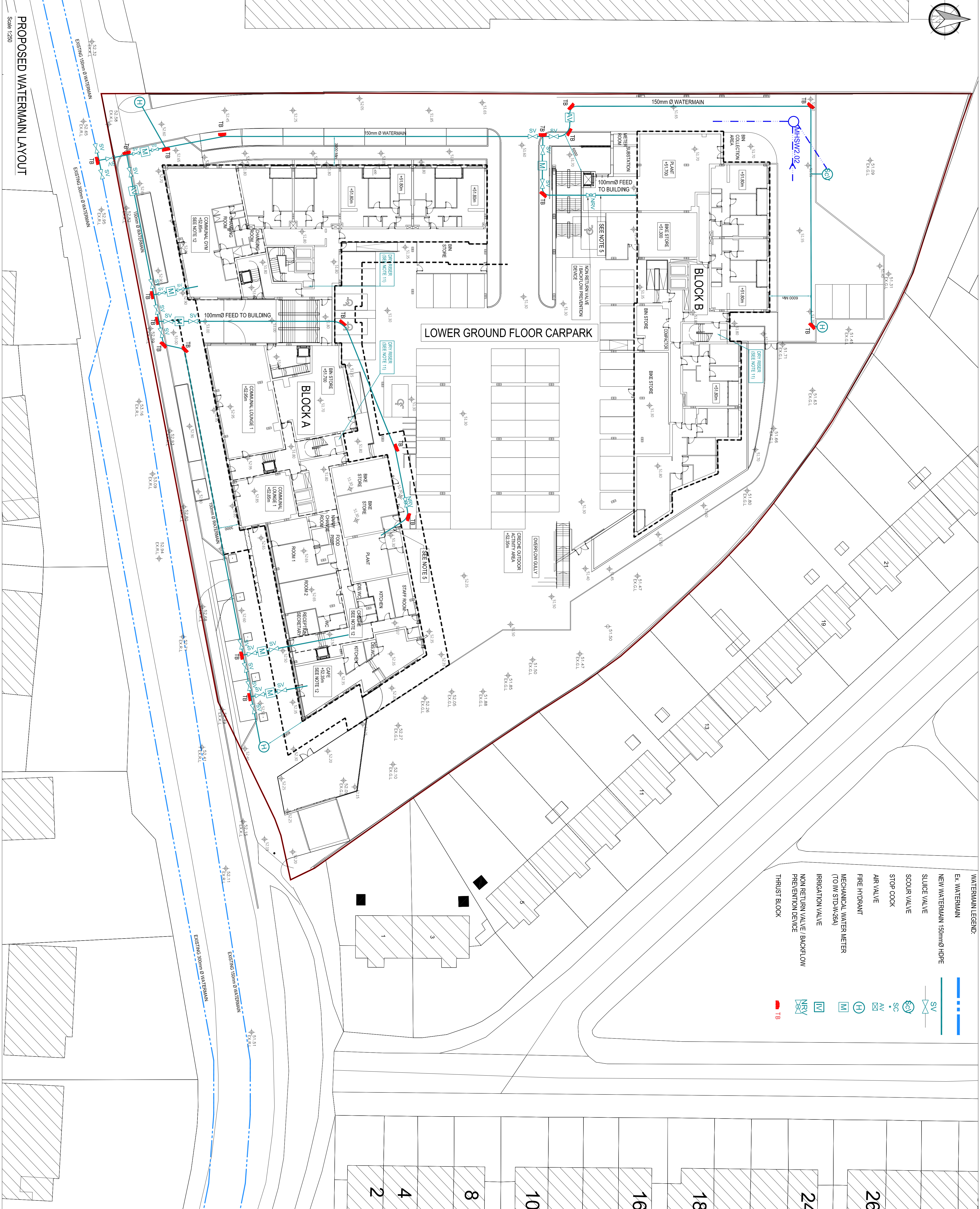
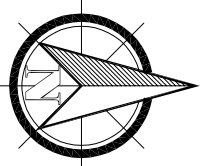
PROJECT  
 Walkinstown Apartment Development  
 Ballymount Road Lower, Co. Dublin  
 CLIENT  
 AAI Walkinstown Ltd.

TITLE  
 Foul Water Longitudinal Sections

DRAWN BY  
 DB  
 CHECKED BY  
 D.O.S.  
 APPROVED BY  
 D.O.S.  
 SCALE  
 1:50 @ A1  
 PROJECT NUMBER  
 18323

DOCUMENT REFERENCE  
 18323-MMS-ZZ-ST-DR-C-10014  
 STATUS  
 S4  
 PROJECT ORIGINATOR, ZONE, LEVEL, TYPE, DOP, LINE NUMBER  
 P04





**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)      |
|  | IRRIGATION VALVE                              |
|  | 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 (IWSA) FOR APPROVAL 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 IWSA. 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 IWSA. REFER TO IWSA WATER METERING DIVISION. REFER TO IRISH WATER INFRASTRUCTURE STANDARD DETAILS FOR WATER METER 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 IWSA 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 IN THE FINAL 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:

SETU (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,  
 Cork, T12 KR87  
 MURPHY / MANSION / O'SULLIVAN 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><br>DB                                     | <b>CHECKED BY</b><br>D.O.S.    | <b>APPROVED BY</b><br>D.O.S. |
| <b>SCALE</b><br>1:250@A1                                  | <b>PROJECT NUMBER</b><br>18323 | <b>STATUS</b><br>S4          |
| <b>DOCUMENT REFERENCE</b><br>18323-MMS-ZZ-ST-DR-C-10010   |                                | <b>REV</b><br>P08            |
| <b>PROJECT ORIGINATOR/ZONE LEVEL TYPE/DRP LINE NUMBER</b> |                                |                              |

**PROPOSED WATERMAIN LAYOUT**  
 Scale 1:250



| <b>SOUTH DUBLIN COUNTY COUNCIL<br/>PLANNING DEPARTMENT<br/>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