

Planning Application Form

Date received

Reg. ref.

Please read directions and documentation requirements at front of form before completion. All questions relevant to the proposal being applied for must be answered. Non-relevant questions: Please mark n/a.

1 Application for (please tick) (Form no. 2 of schedule 3 to the Planning and Development Regulations 2001, as amended)



Permission



*Outline permission



*Permission consequent on the grant of outline permission



Retention permission

Where permission consequent on the grant of outline permission is being applied for, quote outline permission ref. no.

Not Applicable

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 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 Environment Impact Statement/I.P.C./Waste Licence or
- (c) works to protected structures or proposed protected structures

2 Location of proposed development

(a) Postal address or townland or location (as may best identify the land and/or structure in question)

Lisieux Park, Murphystown Road, Leopardstown, Dublin 18

(b) Ordnance survey map reference number and the grid reference where available (Grid reference in terms of the Irish transverse mercator)

3455-10

3 Name of applicant (person/entity seeking planning permission, not an agent acting on his/her behalf)

Alber Developments Limited

4 Where the applicant is a company registered under the Companies Acts 1963-2014, please state the following

Name(s) of company director(s)

Matt Merrick, Mike Duffy, Barry Duffy & Laura Purcell

Registered address of company

The Halls, Quay Street, Galway, H91 RRVO

5 Person/Agent acting on behalf of the applicant (if any)

Name

Burke-Kennedy Doyle Architects

6 Person responsible for preparation of drawings and plans. (Where the plans have been drawn up by a firm/company, the name of the person primarily responsible for the preparation of the drawings and plans on behalf of that firm/company should be given.)

Name

Michael Doherty

Firm/Company

Burke-Kennedy Doyle Architects

7 Legal interest of applicant in the land and/or structure

☐

(a) Owner

☐

(b) Occupier



*(c) Other

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

* Where legal interest is other, the applicant is requested to expand further on the interest in the land and/or structure.

Alber Developments Ltd have been contracted on behalf of Respond to develop the land in line with planning permission ABP-307415-20

If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner, of consent to make the planning application, as listed in the accompanying documentation.

Respond, High Park, Grace Park Road, Drumcondra, D09 N2N7

8 Description of proposed development

(A brief description of the nature and extent of the development, including reference to the number, height and uses of buildings, protected structures, etc.). This should correspond with the wording of the newspaper advert and site notice.

The application seeks permission for amendments to the permitted Strategic Housing Development (SHD) Reference number ABP-307415-20 with no change in the number of permitted apartments (200no.) and an overall reduction in gross floorspace from 18,937sqm to 18,806 sqm (-131sqm) and the following: (1) Removal of curved glazed link entrance/ reception area and glazed link corridors which connects the apartment blocks on the courtyard side and associated minor revisions to the courtyard landscaping as a result of the above; (2) Reconfiguration of permitted floor plan layouts in each block on all levels with no change in the overall unit numbers (i.e.. 200no. apartments). The unit type/ mix are proposed to change from 20no. studio units, 72no. 1 bed units, 100no. 2 bed units and 8no. 3 bed units to 1no. studio, 87no. 1 bed units, 104no. 2 bed units and 8no. 3 bed units. (3) Revisions to the ancillary resident services and amenities resulting in minor increase in the creche from 356sqm to 370sqm (+14sqm) and increase in resident amenity / gym area from 367sqm to 385sqm (+18sqm); (4) Revisions to internal main vertical circulation cores and rearrangement of ground floor of cores to allow fire fighting access to stairs/lifts from public streets to comply with Fire Officer's requirements; (5) Removal of glazed rooflight over main cores as a result of necessary internal rearrangements and introduction of low-profile photovoltaic panels on each block. (6) Removal or reduction in width of non-essential columns on the balcony facades and associated minor elevational changes to the 4 apartment blocks; 'Lisieux Hall' (not within the current application site) is included on the Record of Protected Structures (RPS No. 1662). No works are proposed to Lisieux Hall itself as part of the application. The proposed development relates to amendments to a permitted Strategic Housing Development (ABP-307415-20). The current application is a Large-scale Residential Development (LRD). Details of the current application are available on: www.lisieuxpark-lrd3.ie

9 Site area

Area of site to which the application relates in hectares

1.19 ha.

10 Where the application relates to a building or buildings

Gross floor area in sqm

(a) Gross floor space of any existing building(s)

Permitted 18,937 sqm

(b) Gross floor space of proposed works

18,806 sqm (-131 sqm)

(c) Gross floor space of work to be retained (if appropriate)

Not Applicable

(d) Gross floor space of any demolition (if appropriate)

Not Applicable

Note: 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 inside the external wall.

11 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 sqm

(a) Gross floor space of residential class of development

See enclosed schedule of accommodation

(b) Gross floor space of industrial/commercial class of development

0 sq.m

(c) Gross floor space of demolition of industrial/commercial class of development

(d) Gross floor space of demolition of residential class of development

(e) Other

12 In the case of residential development please provide breakdown of residential mix

See Schedule of Accommodation attached.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Apartments	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Number of car parking spaces to be provided				Existing	<input type="text"/>	Proposed	<input type="text"/>
						Total	<input type="text"/>

13 Where the application refers to a material change of use of any land and/or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought). Note: Where the existing use is "vacant" please state the most recent authorised use of the land or structure

Not Applicable

Proposed use (or use it is proposed to retain)

Nature and extent of any such proposed use (or use it is proposed to retain)

14 Social and Affordable Housing (please tick appropriate box)

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? (see direction no. 7)

Yes No

☐ ☐

If the answer to the above question is 'yes' and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Act including:-

- Details of such part or parts of the land which is subject to the application for 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 combinations of the foregoing, and
- Details of the calculations and methodology for calculating 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 the Act.

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, 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) details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

NB. This section must be completed for all proposals for the provision of one or more new dwelling units on residentially zoned lands.

15 Development details (please tick appropriate box)

Yes No

- (1) Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?

☐ ☒

Note: If 'YES', newspaper advertisement and site notice must indicate this fact.

- (2) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?

☐ ☒

Note: If the answer is 'YES' to either 15(1) or 15(2) thirteen sets of drawings/plans/photographs must be submitted with the planning application.

- (3) 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 (see direction no. 4).

☐ ☒

- (4) 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?

☐ ☒

- (5) Does the proposed development require the preparation of an Environmental Impact Statement? (see direction no. 5)

☐ ☒

- (6) 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?

☐ ☒

- (7) Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?

☐ ☒

- (8) Do the major accident regulations apply to the proposed development?

☐ ☒

- (9) Does the application relate to a development in a Strategic Development Zone?

☐ ☒

- (10) Does the proposed development involve the demolition of any habitable house?

☐ ☒

Note: Demolition of a habitable house requires planning permission.

Note: A "habitable house" is a building or part of a building which

(a) is used as a dwelling, or

(b) is not used, but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling, but has not been occupied.

16 Site history (please tick appropriate box)

Details regarding site history (If known)

Yes No

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

☐ ☒

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

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

Yes No

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

☐ ☒

16 (cont.)

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

Yes ☐ 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.

Ref. no. ABP-307415-20; LRD23A/0363; LRD23A/0364 Date 24/06/2020; 6/06/2023; 6/06/2023

Note: If a valid planning application has been made in respect of this land or structure in the six 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 as amended. A valid application includes an application subsequently withdrawn.

3. Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of the same development or development of the same description?

Yes ☐ No ☒

Note: the appeal must be determined or withdrawn before another similar application can be made.

An Bord Pleanála reference no.

17 Pre-application consultation

Has a pre-application consultation taken place in relation to the proposed development? (See direction no. 6)

Yes ☐ No ☒

If yes, please give details

Ref. no. (if any)

Date(s) of consultation

Persons involved

18 Services

1. Proposed source of water supply

☐ Existing connection ☐ New connection ☐ Public mains
☐ Group water scheme ☐ Private well ☐ Other (please specify)

Name of group water scheme (where applicable)

No changes to permitted

2. Proposed wastewater management/treatment

☐ Existing ☐ New ☐ Public sewer
☐ Conventional septic tank system ☐ Other on-site treatment system (please specify)

No changes to permitted

3. Proposed Surface Water Disposal

☐ Public Sewer/Drain ☐ Soakpit ☐ Watercourse
☐ Other (please specify) No changes to permitted

19 Details of public notice

☐ White ☐ Yellow

*Approved newspaper in which notice was published

Irish Daily Star

Date of publication

15th November 2023

Date on which site notice was erected

15th November 2023

* Note: The list of approved newspapers for the purpose of giving intention to make a planning application, is available from the council. Please also refer to directions for completion of site notice.

20 Application fee

Fee payable

€6600.00

Basis of calculation

Revision to 200 housing units €130/4 & increase in area of 14m2 on Creche €7.20 x 14 = €6,600

Note: Please see fee notes attached to this form.

21 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)

Michael O'Seity

Date 15th November 2023

Supplementary information (Sections 22, 23, 24, 25, 26)

22 Development contributions

A development contribution scheme under Section 48 of the Planning and Development Act 2000 (as amended) was adopted by Dún Laoghaire-Rathdown County Council on the 14th December 2015.

With effect from 1st January, 2016, the first 40 square metres of any domestic extension, including family flats will be exempt from the contribution scheme. All domestic extensions including family flats in excess of 40 square metres are subject to a contribution under this scheme. For example:

Domestic extension = 50 square metres.

Area in excess of 40 square metres = 10 square metres. Area subject to contribution = 10 square metres.

Please certify

* Gross floor area of the proposed domestic extension which is the subject of this application

Signature

* Gross floor area: the total floor space on each floor measured from the inside of the external walls

23 (1) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant).

Supplementary Development Contribution Scheme (LUAS Line B1). (This scheme does not apply to domestic extensions or family flats).

Area of site

 hectares

Area of residential development

 hectares

Area of commercial elements

 hectares

Note: If unsure whether site of application falls within Section 49 scheme area, please check with our planning office.

23(2) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant). Supplementary Development Contribution Scheme (Glenamuck District Distributor Road and Surface Water Attenuation Ponds).

This scheme does not apply to:

(a) Domestic extensions and family flats

(b) Other exempted development as outlined in the Scheme. A full list of exemptions is available on our website www.dlrco.ie.

(c) Single residential developments where the applicant is native to the area. A separate statutory declaration form needs to be completed in this case.

Is the proposer native to the area?

Yes No

☐ ☐

If "Yes" please submit the statutory declaration form with this application form which is available on the Council's website www.dlrco.ie, or at the Council's Planning Office, County Hall, Marine Road, Dún Laoghaire or the Dundrum Office (behind Bank of Ireland, Main Street, Dundrum).

No. of residential units

Area of commercial elements

 m2.

Area retail elements

 m2.

Note: If unsure whether site of application falls within Section 49 scheme catchment area, please check with our Planning Office.

24 Is it proposed that the development will (please tick appropriate box)

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

(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

Please submit a site layout drawing that clearly indicates all services within the estate (roads, footpaths, car parking spaces, foul/surface water sewers, watermain and public open spaces) that the applicant wish the local authority to take in charge.

25 Do any statutory notices apply to the site/building at present? (e.g., enforcement, dangerous buildings, derelict sites, building control, fire safety, etc.) (please tick appropriate box)

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, please give details

A warning letter (ENF25623) dated 22nd August 2023 has been issued by DLR Planning and Development. This letter has been responded to and it is intended any potential issues arising from this matter will be dealt with separately to this application.

26 Detailed proposals for the separate disposal of both foul and surface water to the public sewers, or other locations, are required. No surface water should be shown entering the foul drainage system.

Please give details

No changes to previously permitted

EFT Payment Detail

If the planning fee is not attached to the application, please use the bank details below to lodge using reference number 'PLN02' and the Location of the proposed development.

*If you wish to pay a planning application fee for a **Large-scale Residential Development (LRD)** (e.g., an application for 100 houses/apartments, or more), please use the same bank details to lodge but using the reference number 'PLN23' and Location of the proposed development.*

Account Name:	Supplementary Credit Account
Pay:	Dun Laoghaire-Rathdown County Council
Bank Name:	Bank of Ireland, 101 Upper George's Street, Dun Laoghaire
Bank account No.:	10170150
Bank Sort Code:	90-11-16
IBAN:	IE56 BOFI 9011 1610 1701 50
BIC/SWIFT:	BOFIE2D

*Please Note: **All planning applications** must be accompanied by the appropriate fee, as per Article 22(2)(h) of the Planning & Development Regulations 2001 (as amended). Class of development fees are listed on the application form notes section.*