

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

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

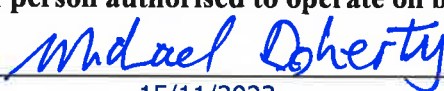
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Form no. 19 (Stage 3 LRD)	 Comhairle Contae County Council
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**Supplementary information to accompany an application for a
Large-scale Residential Development**

Prospective Applicant Name:	Alber Developments Ltd
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Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Michael Doherty, Burke-Kennedy Doyle Architects
Correspondence Address:	7 Harcourt Terrace, Dublin 2
Telephone:	01 6182400
Email:	architecture@bkd.ie

Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	15/11/2023

Address of the proposed Large-scale Residential Development:
Lisieux Park, Murphystown Road, Leopardstown, Dublin 18

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	Zoning Objective A: To protect and/or improve residential amenity
Existing use(s) of the site and proposed use(s) of the site:	Undeveloped/Proposed Residential and Creche

Supporting documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale.	Yes ☒	No: ☐	
Site layout plan of the proposed development, at appropriate scale.	Yes ☒	No: ☐	
Statement of consistency with the Development Plan	Yes ☐	No: ☒	No changes to permitted
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes ☐	No: ☐	N/A ☒ See attached letter dated 03/07/23
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes ☐	No: ☐	N/A: ☒
Soft copy version of all documents in PDF format on either a C.D. or USB key	Yes ☒	No: ☐	
Design			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes ☐	No: ☒	No changes proposed to location, context and strategy as permitted by SHD
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes ☒	No: ☐	
Water Services:		Enclosed	
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes ☐	No: ☒	No changes to permitted SHD

A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes ☐	No: ☒	No changes to permitted
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes ☐	No: ☒	No changes to permitted
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes ☐	No: ☒	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes ☐	No: ☒	No changes to permitted
Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: ☐	No: ☒	No changes to permitted
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: ☐	No: ☐	N/A: ☒
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: ☐	No: ☒	No changes to permitted
Maps, Plans and Drawings	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: ☒	No: ☐	see BKD cover letter dated 15/11/23

Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?		X see BKD cover letter dated 15/11/23

(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?		X No changes to permitted
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?		X No changes to permitted
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?		X No changes to permitted
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X No changes to permitted
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.		X No changes to permitted

Breakdown of Housing units:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		NOT APPLICABLE
4+ bed		
Total		

Apartments			
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed		See Schedule of Accommodation attached	
4-bed			
4+ bed			
Total			

Student Accommodation			
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio			
1-bed			
2-bed			
3-bed			
4-bed		NOT APPLICABLE	
4+ bed			
Total			

State total number of residential units in proposed development	200
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LRD Floor Space	Gross Floor Space in m ²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	18,574 sqm
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	6,035 sqm
(i) e.g Parking (Please distinguish between, residential, commercial, surface and undercroft)	5,286 sqm On grade: 11 spaces Basement 132 spaces Total: 143 spaces
(ii) e.g. Childcare	370 sqm
(iii) Please add additional areas of shared or commercial space	385 sqm
(iv) ESB Substation	46.6 sqm* *As proposed in LRD23A/0363
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	0 sqm

Class of Development	Gross Floor Space in m
(i) Residential	18,574 sqm
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	18,574 sqm
	Percentage
(e) Express (a) as a percentage of (d):	100 %
(f) Express (c) as a percentage of (d):	0 %
(e) plus (f)	100%

Planning Authority Official Use only:
Planning Reference:
Planning Authority Stamp: