

Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended)

PLANNING APPLICATION FORM



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

January 2020

PLANNING APPLICATION FORM

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

1. MANDATORY INFORMATION

This application form is in two parts. Part 1 contains sections requiring mandatory information – these sections are highlighted and must be completed. In relation to Part 2, please see (4) below. Please note also that Q.27 is mandatory.

Failure to complete the mandatory sections of 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 mandatory section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

In order to reduce the risk of your planning application being declared invalid, you are advised to complete and sign off on the validation checklist prior to lodging your planning application.

2. ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Dublin City Council to require supplementary information (i.e. other than mandatory information) in order to determine whether the application conforms with the development plan.

While failure to supply the supplementary information will not invalidate your planning application, it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Dublin City Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

3. IT IS VERY IMPORTANT TO NOTE THAT:

- (a) the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal, and**
(b) a person shall not be entitled solely by reason of a planning permission to carry out any development

4. DATA PROTECTION

The planning process is an open and transparent one.

All planning application documentation, Observations / Submissions, and the weekly planning lists are made available for public inspection at the Council's offices and on the Council's website under Section 38 of the Planning and Development Act 2000 as amended. This information is processed in accordance with the Planning and Development Act 2000 as amended and is made available to An Bord Pleanála in the case of an appeal under Section 127 of the Planning and Development Act 2000 as amended. There are 2 exceptions to the information being made available to the public and An Bord Pleanála (paper file or website): -

- Part 2 of the planning application form
- The email addresses and telephone numbers of Observations/Submissions

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby 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.

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.



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An Roinn Pleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8
T. 01 222 0400 E. planning@dublincity.ie www.dublincity.ie

PLANNING APPLICATION FORM – Part 1

For Office use only		Plan No:		
Checked by:		History Files		Date Received
Receipt No.				
Amount	€			

PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED

1. Type of application:

Permission Outline Permission

Retention Permission Permission on foot of Outline Permission

Place X in appropriate box.

Where permission on foot of outline permission is being applied for, quote outline permission Plan No.

2. Postal address of site or building: (if none, give description sufficient to identify):

Site bound by Newmarket Square to the north, Ardee Street to the west and Mill Street to the south (including City House and Unit 3, Newmarket, Dublin 8), Newmarket, Dublin 8.

3. Full Name of applicant (not agent), [Please note initials are not acceptable]

Nrek1 Limited

Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:

Registered address of Company: 12 Northbrook Road, Ranelagh, Dublin 6, D06 E8W5

Registered Number of Company: 663847

Names of Company Directors: Billy O'Sullivan, Conor Moran, Sami Hakim.

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

Ciaran Moss (Declan Brassil & Co. Ltd.)

Address to be supplied at the end of this form (Question 28)

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.

(This should correspond with the wording of the newspaper and site notice.)

Refer to enclosed sheet – ‘Q6 – Description of Development’

7. (a). State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.):

Freehold Owner

(b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

*** If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2226188)**

8. In the case of CURRENT buildings to be retained on site, please state: n/a

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m ²)	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m ²)

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house* or part thereof?

No

(ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

No

(iii) In the case of a habitable house* please state if occupied and give details of occupancy:

N/A

*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling or
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, or
- (c) was provided for use as a dwelling but has not been occupied

10. In all types of development, please state:

(a) Total site area

1854 m²

(b) Floor area* of buildings proposed to be retained within site

N/A –
Amendments to
permitted
development

(c) Floor area* of new buildings proposed within development

116 m²

(d)(i) Total floor area* of proposed development (i.e. new and retained)

11,746 m²

(ii) In the case of existing residential extensions, exempt or not, please state floor area

N/A

(e) Floor area* of buildings to be demolished

N/A – Permitted
Development
included
demolition of all
structures on site.

(f) Total Non-Residential floor area*

437 m²

(g) Proposed plot ratio

6.4

(h) Proposed site coverage

87%

11. If the proposal involves the provision of Child Care/Crèche facilities please state: N/A

No. child care spaces

N/A

Total floor area*

N/A

12. In the case of residential developments please provide: N/A

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses								
Apartments	1			1				2*
No. of carparking spaces to be provided	0 in proposed development							0

*Note that the proposed development seeks to provide 2 no. additional units to a permitted development of 132 no. units.

(b). Total net floor area** 9,742 sq.m (c). Total gross floor area* 11,746 sq.m

* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

**Gross floor area minus common circulation areas

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 m ²
Residential (permitted + proposed)	(7,795 sq.m + 7911 sq.m)
Retail	437 sq.m

14. Fee Payable

€340

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
Class 14 (b)	2 no. additional residential units – €130 per unit	€260			€
Class 13	1 x €80	€80			€

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published	<input type="text" value="Irish Daily Star"/>
Date of publication	<input type="text" value="4th September 2024"/>
Date of erection of site notice(s)	<input type="text" value="4th September 2024"/>

16. SOCIAL AND AFFORDABLE HOUSING N/A

Please tick appropriate box.	YES	NO
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?	X	
<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 as to how you propose to comply with Section 96 of Part V of the Act including, for example,</p> <p>(i) 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 combination of the foregoing, and</p> <p>(ii) 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 in Part V of the Act”</p> <p>If the answer to the above is “yes” but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), 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).</p> <p>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.</p>	<p>The proposed amendments do not omit / remove any of the Part V units granted under the parent permission, as subsequently amended by DCC Refs. LRD6028/23-S3 and LRD6032/23 – S3, respectively.</p>	

17. (i) Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes No *Place X in appropriate box*

(If **yes**, the newspaper and site notice must indicate this fact).

(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes No *Place X in appropriate box*

18 (a). Are you aware of any valid planning applications previously made in respect of this land/structure

Yes

No

Place X in appropriate box

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
DCC Ref. 5602/04	30 November 2004
DCC Ref. 3816/21	08 November 2021
ABP Ref. ABP-3122268-21	17 December 2021
DCC Ref. LRD6028/23-S3	28 February 2023
DCC Ref. LRD6032/23-S3	16 June 2023

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).

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes

No

Place X in appropriate box

If **yes**, please state An Bord Pleanála Reference No.:

19. DEVELOPMENT DETAILS

Please tick appropriate box	YES	NO
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?		X
Does the proposed development require the preparation of an Environmental Impact Statement? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
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?		X
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>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Do the Major Accident Regulations apply to the proposed development?		X
Is the site within a zone of archaeological interest?	X	
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X

20. 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.

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

Yes [] No [X]

If yes, please give details.

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes No X *Place X in appropriate box*

If **yes**, please give details:

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes No *Place X in appropriate box*

If **yes**, please state date of meeting

25 June 2024

NOTE: You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes No *Place X in appropriate box*

Please see submitted taking in Charge drawing submitted with parent permission for taking in Charge on the wider site.

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

24. Proposed Source of Water Supply

Existing connection [] New mains connection [X] Private well []

Use of grey or recycled water []

Other (please specify) _____

For non domestic developments

Proposed daily flow in cubic metres: 0.798 l/s

Proposed peak flow in litres/second: 3.989 l/s

25. Proposed Drainage System

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).


The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

26. Name & Address of person or firm responsible for preparation of drawings:
Eoghan O'Brien, Reddy Architecture and Urbanism, Dartry Mills, Dublin 8.

I, the undersigned, 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 Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

**Signature of applicant
(or his/her agent)**



Date

02/09/2024

Q6 – DESCRIPTION OF DEVELOPMENT

The proposed development consists of internal and external amendments to the permitted mixed use, primarily Build to Rent (BTR) residential development granted by An Bord Pleanála under Ref. ABP-312268-21, as subsequently amended by Dublin City Council under Ref. LRD6028/23-S3 and LRD6032/23-S3. The proposed amendments include as follows:

- Amendments at Ground floor level include a reduction in the floorspace of the permitted retail unit from 516 sq.m to 437 sq.m due to an amended layout and configuration of the integral bicycle store to provide an additional 6 no. bicycle storage spaces from a permitted 292 no. spaces to 298 no. bicycle storage spaces (including 6 cargo bike spaces) and alterations to emergency fire escape.
- Amendments to the configuration of internal residential amenities (including a resident's lounge, 2 no. co-working spaces, a bookable room and a yoga/event space) resulting in a reduction of the combined internal residential amenities floorspace from 255 sq.m to 247 sq.m (an 8 sq.m reduction) due to the provision of Mechanical and Electrical Risers and AOV.
- Amendments at Sixth Floor level include the omission of a communal roof terrace at the north-eastern corner of the building and the infilling thereof by providing an additional studio unit (floorspace of approximately 41 sq.m) with a north facing balcony, together with associated external alterations.
- Amendments at Seventh Floor Level include the omission of part of a communal roof terrace at the south-eastern corner of the building and the infilling thereof by providing an additional 2-bedroom unit (floorspace of approximately 76 sq.m) with a south facing balcony and the re-provision of the communal open space in the form of a rooftop terrace at 8th floor level, together with associated external alterations.

The proposed development includes all associated changes to the previously permitted elevations arising from the above amendments and ancillary development and works. The proposed amendments will result in an increase in the number of units from a permitted 132 units to 134 (2 no. additional units) and a revised unit mix, comprising of 2 no. studio units, 79 no. 1 bed units, 6 no. 2 bed / 3 person units, 40 no. 2 bed / 4 person units and 7 no. 3 bed units together with a revised quantum of 879 sq.m of external communal amenity space(s). In the interest of clarification, the proposed development will not result in an increased height of the overall permitted 10-storey high building but will result in a revised Gross Floor Area (GFA) of 11,746 sq.m.