




**Form to be included with an application for permission for a  
Large-scale Residential Development (LRD)  
Form 19**

**BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING**

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

**DATA PROTECTION**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

<b>Form No. 19</b>	 <p>Comhairle Cathrach Bhaile Átha Cliath Dublin City Council</p>
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### Part 1

#### 1. Supplementary information to accompany an application for a Large-scale Residential Development

<b>(a) Prospective Applicant's Name:</b> 1 Terenure Land Limited	
<b>(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)</b>	
Name:	Brenda Butterly (Agent)
Correspondence Address:	McGill Planning Ltd. 9 Pembroke Street Upper Dublin 2 D02 KR83
<b>(c) Person Responsible for Preparation of Drawings and Plans:</b>	
Name:	Paul Geoghegan
Company:	BKD Architects, 2 <sup>nd</sup> Floor Europa House, Block 9, Harcourt Centre, Harcourt Street, Dublin 2.



**(d) 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:**

*Freddie Buttery*

**Date:** 26<sup>th</sup> June 2025

**2. Details of Large-scale Residential Development**

**(a) Address of the proposed Large-scale Residential Development:**

Site at "Carlisle", Kimmage Road West, Dublin 12



### 3. Pre-Application Consultations

**(a) Section 247 Consultation with Planning Authority:**

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority  
reference number:

[LRD6073/24-s1 \(S247\)](#)

Meeting date(s):

[7<sup>th</sup> November 2024](#)

**(b) LRD Meeting with Planning Authority:**

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority  
reference number:

[LRD6073/24-s2](#)

Meeting date(s):

[21<sup>st</sup> January 2025](#)

**(c) Any Consultation with Prescribed Authorities or the Public:**

Provide details of any other consultations the applicant had with prescribed authorities or with the public:



#### 4. Application Requirements

		Yes	No
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:	X	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: <a href="#">The Irish Daily Star</a>			
(ii) Date of publication: <a href="#">26.06.25</a>			
(iii) Date of erection of site notice(s): <a href="#">26.06.25</a>			
		Yes	No
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", state date on which the site notice(s) was erected:			
<div><a href="#">26.06.25</a></div>			
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	<b>Please tick appropriate box</b>	<b>Yes</b>	<b>No</b>
<b>(c)</b> Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b>		X
If the answer to above is "Yes", the newspaper and site must indicate this fact.	<b>Included:</b>		X
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b>		X
<b>(d)</b> Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
<b>(e)</b> Is a Natura Impact Statement (NIS) required for the proposed development?			X
If the answer to above is "Yes", is an NIS enclosed with this application?	<b>Enclosed:</b>		X
If the answer to above is "Yes", the newspaper and site must indicate this fact.	<b>Included:</b>		X
<b>(f)</b> Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			X



<b>5. Zoning</b>	
(a) Site zoning in current Development Plan or Local Area Plan for the area:	Z10 and Z1
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant / Greenfield Proposed: Residential, Open Space, Creche, Community, Culture and Arts use.

<b>6. Supporting documents</b>			
<b>Please tick appropriate box to indicate whether document is enclosed</b>	<b>Yes</b>	<b>No</b>	
(a) Site location map sufficient to identify the land, at appropriate scale.	X (Please refer to the BKD architectural pack)		
(b) Layout plan of the proposed development, at appropriate scale.	X (Please refer to the BKD architectural pack)		
(c) Statement of consistency with the Development Plan	X (Please refer to the Planning Report prepared by MCG)		
<b>Please tick appropriate box below to indicate answer</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
(d) 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.	X (Please refer to the Planning Report prepared by MCG)		
(e) 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.	X (Please refer to the Planning Report prepared by MCG)		



7. Design			
	Please tick appropriate box	Yes	No
(a) A design statement that addresses the sites location and context and the proposed design strategy.	(Please refer to the Architectural Design Statement prepared by BKD)	X	
(b) 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.	(Please refer to the HQA prepared by BKD)	X	
8. Water Services:			
	Please tick the appropriate box	Yes	No
(a) 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. (Include Letter)	Included: Please refer to the COF & SODA (Appendix B +C of this application form)	X	
(b) 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. (Include Statement)	Included: Please refer to the COF & SODA (Appendix B +C of this application form)	X	
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include Statement)	Included: Please refer to the BMCE pack	X	





9. Traffic and Transport:	Please tick the appropriate box	Yes	No
(a) 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)?	Enclosed: Please refer to the TIA prepared by BMCE	X	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included: Please refer to the RTP prepared by BMCE	X	
10. Taking in Charge:	Please tick the appropriate box	Yes	No
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.	Enclosed:		X
11. Maps, Plans and Drawings			
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Enclosed: Please refer to the list of enclosures prepared by MCG	X	

## 12. 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 (please refer to the BKD pack)	



Please tick appropriate box:	Yes	No
(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 (please refer to the NMP Landscape architects pack)	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X (please refer to the BKD and MCG Planning pack)	
(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 (please refer to the BMCE pack)	
(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
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		X
(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 (please refer to the planning report prepared by MCG)	

### 13. Breakdown of Housing units:

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio		
1-bed	70	
2-bed		
2-bed (3 person)*		
2-bed (4 person)*	75	
3-bed		
4-bed		
4+ bed		
<b>Total</b>	<b>145</b>	<b>9,631 sqm</b>

*\* see Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (as amended)*

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



Student Accommodation - N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m <sup>2</sup>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			n/a

<b>State total number of residential units in proposed development</b>	
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13. LRD Floor Space	Gross Floor Space in m <sup>2</sup>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	11,280 sqm (including communal hallways, stair cores etc)
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	2,344 sqm (Parking + Childcare + Bin and Bike Stores)
(i) Parking	1714.7sqm
(ii) Childcare	210 sqm
(iv) External bin stores and bike stores	419.20 sqm
(c) State the cumulative gross floor space of the non-residential development proposed in m <sup>2</sup> including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	813 sqm (Community, Arts and Cultural Space)



14. Class of Development	Gross Floor Space in m <sup>2</sup>
(i) Community, Arts and Culture	813 sqm
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	12,093 sqm
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	93%
(f) Express (c) as a percentage of (d):	7%
(e) plus (f)	100%

**Planning Authority Official Use only:**

**15) Planning Reference:**

**Planning Authority Stamp:**



An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

## Appendix A Proof of Payment



### Payment details

Batch reference	Terenure AP	Debit account name	1 TERENURE LAND LIMITED
Number of entries	1	Debit account number	411030125001 (IE)
Payment type	Eurozone SEPA	Instruction reference number	580676900H0X
Value date	28 May 2025		
Batch amount	EUR 26,216.00		



### Forward dated payment received by bank

27 May 2025 13:19 (GMT)

This future payment has been authorised. We'll process it in line with the requested value date.  
If you want to cancel this payment, your cancellation request will need to be approved by all relevant authorisers before the value date.

✓	Authorised	Padraig Breen	27 May 2025 13:19 (GMT)
✓	1st authorisation completed	Alicia Stoltz	27 May 2025 11:56 (GMT)
✓	Repaired	Maria Kochanowska	27 May 2025 11:31 (GMT)

### Transactions (1)

#	Beneficiary name	Bank code	Beneficiary account	Payment information	Amount (EUR)
27	Dublin City Council	AIBKIE2D	Account number: IE41AIBK932086801 34597 Bank code: AIBKIE2D	Beneficiary reference: Appl. 120000055009	26216.00



An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

## Appendix B Uisce Éireann Confirmation of Feasibility



### CONFIRMATION OF FEASIBILITY

Michael Hughes  
BMCE  
52-54 Lower Sandwith Street  
Dublin 2  
D02WR26

4 October 2024

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí  
  
Uisce Éireann  
PO Box 448  
South City  
Delivery Office  
Cork City  
  
[www.water.ie](http://www.water.ie)

Our Ref: CDS24005650 Pre-Connection Enquiry  
Carlisle Site, Kimmage Road West, Dublin 12, Dublin

Dear Applicant/Agent,

#### **We have completed the review of the Pre-Connection Enquiry.**

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 241 unit(s) at Carlisle Site, Kimmage Road West, Dublin 12, Dublin, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades



- In order to accommodate the proposed connection, upgrade of the existing 6" uPVC main on Kimmage Rd. West, to 200mm ID pipe for approximately 600m is required. These upgrade works are not currently

Stiúrthóir / Directors: Tony Keohane (Cathaoirleach / Chairman), Neil Gleeson (PDF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Manning, Michael Walsh.  
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thialbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86  
Is cuideachta ghníomhaíochta airmníthe ata faoi theorainn scairleanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

USE / LW / OP448 / 0033



on Uisce Éireann investment plan therefore, the applicant will be required to fund these local network upgrades. At connection application stage, the network upgrade requirements will be reviewed, and you will be provided with a quote for these works.

- Connection main should be a 150mm ID pipe with a meter installed on the line and connected to the existing 6" uPVC main.

- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at [www.water.ie/connections/get-connected/](http://www.water.ie/connections/get-connected/)

### Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

**This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.**

For any further information, visit [www.water.ie/connections](http://www.water.ie/connections), email [newconnections@water.ie](mailto:newconnections@water.ie) or contact 1800 278 278.

Yours sincerely,

**Dermot Phelan**  
Connections Delivery Manager





An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

Appendix C Uisce Éireann Statement of Design Acceptance



Michael Hughes  
Barrett Mahony Consulting Engineers Ltd  
52-54 Lower Sandwith Street  
Dublin 2  
D02WR26

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

**Uisce Éireann**  
PO Box 448  
South City  
Delivery Office  
Cork City

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

9 April 2025

**Re: Design Submission for Carlisle Site, Kimmage Road West, Kimmage, Dublin**  
**(the "Development")**  
**(the "Design Submission") / Connection Reference No: CDS24009404**

Dear Michael Hughes,

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, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Uisce Éireann'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 Uisce Éireann's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Alicia Ros Bernal  
Email: [aiciarosbernal.bernal@water.ie](mailto:aiciarosbernal.bernal@water.ie)

Yours sincerely,

Dermot Phelan  
Connections Delivery Manager



## Appendix A

### Document Title & Revision

- CST-BMD-00-ZZ-DR-C-1003
- CST-BMD-00-ZZ-DR-C 1002
- CST-BMD-00-ZZ-DR-C-1020

### Additional Comments

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

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 Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.*

## Part 2

## Contact Details- (Not to be Published)

### Applicant(s):

<b>First Name:</b>	1 Terenure Land Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	27 Merrion Square
<b>Address Line 2:</b>	Dublin 2
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 P297
<b>E-mail address (if any):</b>	<a href="mailto:jcooney@lioncor.ie">jcooney@lioncor.ie</a>
<b>Primary Telephone Number:</b>	+ 353 1 5180904
<b>Other / Mobile Number (if any):</b>	+ 353 86 3442150

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Tony Noonan and Eoin Donellan.
<b>Company Registration Number (CRO):</b>	632352
<b>Contact Name:</b>	John Cooney
<b>Primary Telephone Number:</b>	+ 353 86 3442150
<b>Other / Mobile Number (if any):</b>	+ 353 1 5180904
<b>E-mail address:</b>	<a href="mailto:jcooney@lioncor.ie">jcooney@lioncor.ie</a>

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

<b>First Name:</b>	Brenda
<b>Surname:</b>	Butterly
<b>Address Line 1:</b>	McGill Planning Ltd
<b>Address Line 2:</b>	9 Pembroke St Upper
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 KR83
<b>E-mail address (if any):</b>	<a href="mailto:brenda@mcgplanning.ie">brenda@mcgplanning.ie</a>
<b>Primary Telephone Number:</b>	01 2846464
<b>Other / Mobile Number (if any):</b>	085 822 9828

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Paul
<b>Surname:</b>	Geoghegan
<b>Address Line 1:</b>	2 <sup>nd</sup> Floor Europa House,
<b>Address Line 2:</b>	Block 9, Harcourt Centre,
<b>Address Line 3:</b>	Harcourt Street, Dublin 2.
<b>Town / City:</b>	Dublin 2.
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 WR20
<b>E-mail address (if any):</b>	<a href="mailto:pgeoghegan@bkd.ie">pgeoghegan@bkd.ie</a>
<b>Primary Telephone Number:</b>	01 618 2400
<b>Other / Mobile Number (if any):</b>	01 618 2400

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Brenda Butterly
<b>Mobile Number:</b>	01 2846464; 085 8229829
<b>E-mail address:</b>	<a href="mailto:info@mcgplanning.ie">info@mcgplanning.ie</a>