




**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 Merrion Compound 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:	Cait Marley (Agent)
Correspondence Address:	McGill Planning Ltd. Iconic Offices, Number 9, 9 Pembroke Street Upper Dublin 2 D02 KR83
<b>(c) Person Responsible for Preparation of Drawings and Plans:</b>	
Name:	Rachel Tiong
Company:	McCauley Daye O'Connell Architects Limited



**(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:**

*Cait Marley*

**Date: 11<sup>th</sup> September 2024**

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

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

"Gowan Motors Compound" 169-177 Merrion Road, Dublin 4



### 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:

[LRD6054/24-S1](#)

Meeting date(s):

[9<sup>th</sup> February 2024 and 28<sup>th</sup> of March 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:

[LRD6054/24-S1](#)

Meeting date(s):

[June 25<sup>th</sup> 2024](#)

**(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:

N/A



#### 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="#">06/09/2024</a>			
(iii) Date of erection of site notice(s): <a href="#">06/09/2024</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="#">06/09/2024</a></div>			
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	Please tick appropriate box	Yes	No
<b>(c)</b> Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X An EIA Screening Report by MCG is included.
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: <a href="#">n/a</a>		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: <a href="#">n/a</a>		
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: <a href="#">n/a</a>		
<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?	Enclosed: <a href="#">n/a</a>		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: <a href="#">n/a</a>		
<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



5. Zoning	
(a) Site zoning in current Development Plan or Local Area Plan for the area:	<i>Sustainable Residential Neighbourhoods – Zone Z1: “To protect, provide and improve residential amenities.”</i>
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant Proposed: Student Accommodation

6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
(a) Site location map sufficient to identify the land, at appropriate scale.	X		
(b) Layout plan of the proposed development, at appropriate scale.	X		
(c) Statement of consistency with the Development Plan	X Please see MCG Planning Report		
Please tick appropriate box below to indicate answer	Yes	No	N/A
(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 see MCG Planning Report and each consultants' reports		
(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 see MCG Planning Report		



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 Architects Design Statement prepared by MDO.	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 Housing Quality Assessment prepared by MDO	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 Civil Planning Report prepared by TENT	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 Appendix D of the Civil Planning Report prepared by TENT for the CoF.	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 Appendix E of the Civil Planning Report prepared by TENT for the SoDA	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 Traffic and Transport Assessment prepared by TENT	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 Mobility Management Plan prepared by TENT	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 None of the site is proposed to be taken in charge
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' submitted with this application	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 Architects Design Statement prepared by MDO.	

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?	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Landscape pack prepared by NMP</p>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Architectural drawings by MDO</p>	
(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?	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Engineering Pack prepared by TENT.</p>	
(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.		<p style="text-align: center;">X</p>
(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.		<p style="text-align: center;">X</p>
(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.	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Opinion Response chapter which is contained within the Planning Report by MCG Planning</p>	

### 13. Breakdown of Housing units:

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

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

Houses		
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>		



Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m <sup>2</sup>
Studio	1	1	25.18 m <sup>2</sup>
1-bed	199	199	2850.76 sqm
2-bed			
3-bed			
4-bed			
4+ bed			
Total	200	200	200

State total number of residential units in proposed development	200 student bedspaces within 32 clusters
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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> :	6731 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:	412.88 sqm (communal internal amenity space)
(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:	0 sqm



14. Class of Development	Gross Floor Space in m <sup>2</sup>
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	6731 sqm
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	100%

<b>Planning Authority Official Use only:</b>	
<b>15) Planning Reference:</b>	
<b>Planning Authority Stamp:</b>	



## Part 2

### Contact Details- (Not to be Published)

#### Applicant(s):

<b>First Name:</b>	1 Merrion Compound Land Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	27 Merrion Square North
<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 W960
<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>	Anthony Noonan and Eoin Donellan.
<b>Company Registration Number (CRO):</b>	680588
<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>

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)

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

<b>First Name:</b>	Cáit
<b>Surname:</b>	Marley
<b>Address Line 1:</b>	Iconic Offices
<b>Address Line 2:</b>	Number 9 Pembroke Street 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:info@mcgplanning.ie">info@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>	Rachel
<b>Surname:</b>	Tiong
<b>Address Line 1:</b>	McCauley Daye O'Connell Architects Limited
<b>Address Line 2:</b>	11 Merrion Square,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 P962,
<b>E-mail address (if any):</b>	<a href="mailto:rtiong@mdo.ie">rtiong@mdo.ie</a>
<b>Primary Telephone Number:</b>	+353 (0)1 400 4171
<b>Other / Mobile Number (if any):</b>	

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

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



## APPENDIX A – CONFIRMATION OF PAYMENT



### Payment details

Batch reference		Debit account name	1 MERRION COMPOUND LAND LTD
Number of entries	1	Debit account number	411032725001 (IE)
Payment type	Eurozone SEPA	Instruction reference number	80046YX01CN6
Value date	05 Sep 2024		
Batch amount	EUR 13,000.00		



### Forward dated payment received by bank

05 Sep 2024 09:26 (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	Frederick Roberts	05 Sep 2024 09:26 (GMT)
✓	1st authorisation completed	Padraig Breen	05 Sep 2024 09:25 (GMT)
✓	Repaired	Alicia Stoltz	05 Sep 2024 09:14 (GMT)

### Transactions ( 1 )

#	Beneficiary name	Beneficiary account	Payment information	Amount (EUR)
19	Dublin City Council	Account number: IE41AIBK93208680134597 Bank code: AIBKIE2D	Beneficiary reference: Merrion Compound LRD	13000.00