

**PLANNING APPLICATION FORM**

**SOUTH DUBLIN COUNTY COUNCIL**



**PLANNING APPLICATION FORM**

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.  
Tel: (01) 4149000 Fax: (01) 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS [www.sdblincoco.ie](http://www.sdblincoco.ie)

**STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:**

Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

*Please ensure all necessary documentation is attached to your application form.*

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

**DATA PROTECTION**

All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on [www.sdblincoco.ie](http://www.sdblincoco.ie)

*The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are 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.*

*The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.*

**PLANNING APPLICATION FORM**

**1. Name of Relevant Planning Authority:**

**SOUTH DUBLIN COUNTY COUNCIL**

**2. Location of Proposed Development:**

*Postal Address or Townland or Location (as may best identify the land or structure in question)*

Unit A, Tramway Lane, Citywest View, Citywest, Dublin 24.

*Ordnance Survey Map Ref No (and the Grid Reference where available)<sup>1</sup>*

3389-A; 3389-C

**3. Type of planning permission (please tick appropriate box):**

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission\*:**

Outline Permission Register Reference Number: \_\_\_\_\_

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 (as amended) 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 Environmental Impact Statement/I.P.C./Waste License **or**
- (c) works to Protected Structures or proposed Protected Structures.

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**5. Applicant<sup>2</sup>** (person/entity seeking planning permission not an agent acting on his/her behalf)

*Name(s)*

Cairn Homes Properties Ltd

*Address(es) Must be supplied at end of this application form - Question 26*

**6. Where Applicant is a Company** (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s) [Shane Doherty, Sinead Geoghegan, Gerald Hoare, Declan Murray & Michael Stanley](#)

Registered Address (of company) [45 Mespil Road, Dublin 4](#)

Company Registration No. [552325](#)

Telephone No. [01 6964600](#)

Email Address (if any) [info@cairnhomes.com](mailto:info@cairnhomes.com)

Fax No. (if any)

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

Name

[Karen Fox \(Agent\)](#)

Address To be supplied at end of this application form - **Question 27**

***Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)***

Yes [  ]      No [  ]

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup> :**

Name

[Barry Hennessy \(Reddy Architecture\)](#)

Address Must be supplied at end of this application form - **Question 28**

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**9. Description of Proposed Development:**

Brief description of nature and extent of development<sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)

Cairn Homes Properties Ltd intend to apply for Permission for a Large-Scale Residential Development at this site at Unit A, "Tramway Lane", Citywest View, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

The development will consist of amendment to Unit A of "Tramway Lane" (Block E1 of the permitted Strategic Housing Development (SHD) (Ref. ABP-310570-21)). Unit A has permission for commercial/ retail use. The proposed amendment is for change of use to Dentist. The development will also include a single storey plant area located to the rear / north side of the premises. The proposed amendment includes all associated site services and development works required to facilitate the proposed change of use.

### 10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	<b>A.</b> Owner <input checked="" type="checkbox"/>	<b>B.</b> Occupier <input type="checkbox"/>
	<b>C.</b> Other <input type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure		
<b>If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation</b>		

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#### 11. Site Area:

Area of site to which the application relates in hectares	0.01946 ha
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#### 12. Where the application relates to a building or buildings:

Gross floor space <sup>5</sup> of any <b>existing</b> building(s) in sq. m	c.176sqm (Unit A) Net (193.8 gross)
Gross floor space of <b>proposed</b> works in sq. m	c.0.8 sq.m new plant area
Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)	176sqm
Gross floor space of any <b>demolition</b> in sq. m (if appropriate)	0sqm
<b>Note:</b> 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 <b>inside</b> the external wall.	

#### 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 sq.m
Retail	c.194.6sqm gross (176.8sqm net)

#### 14. In the case of residential development provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							

<i>Number of car-parking spaces to be provided</i>	Existing: N/A	Proposed: N/A	Total: N/A
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**Note: Parking will remain as permitted under ABP-310570-21**

**PLANNING APPLICATION FORM**

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

<i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i>	Retail (under construction)
<i>Proposed use (or use it is proposed to retain)</i>	Dentist with ancillary plant to the rear
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	Dentist with ancillary plant to the rear

**16. Social and Affordable Housing**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?<sup>7</sup></i></p> <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 of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of 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 (ii) details of the calculations and methodology for calculating the 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.</p> <p>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 (as amended)<sup>8</sup>, 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>		X

If the answer to the above question is “no” by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended) <sup>9</sup> , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.		
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**17. Development Details**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		X
<p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>		X
<p><i>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<sup>10</sup></i></p>		X
<p><i>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?</i></p>		X
<p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report<sup>11</sup>?</i></p>		X
<p><i>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></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		X
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		X
<p><i>Do the Major Accident Regulations apply to the proposed development?</i></p>		X
<p><i>Does the application relate to a development in a Strategic Development Zone?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		X
<p><i>Does the proposed development involve the demolition of any structure<sup>12</sup>?</i></p>		X

**Note: Demolition of a habitable house requires planning permission.**

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**18. 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.

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

Yes [ X ] 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:

**Reference No.: ABP-310570-21 Date: 18/06/2021**

**Reference No.: SD16A/0078 Date: 14/06/2016**

**Unit B – NEXT DOOR TO SUBJECT SITE**

Reference No.: LRD23A/0007 Date: 17/07/2023

Reference No: LRD23A/0012 Date: 15/11/2023

*If a **valid** planning application has been made in respect of this land or structure in the 6 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 2001-2006 as amended.*

***Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup>?***

Yes [ ] No [ X ]

An Bord Pleanála Reference No.:

*(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).*

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**19. Pre-application Consultation**

***Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup>?***

Yes [  ] No [  ]

If yes, please give details:

Reference No. (if any): [LRDPP016/23](#)

Date(s) of consultation: [20/10/2023](#)

Persons involved:

**SDCC:** Aoife O'Connor-Massingham – Planning; Gormla O'Corrain – Planning; Suzanne Furlong – Public Realm; Oisín Egan – Public Realm; Brian Harkin – Water Services; Graham Murphy – Roads; Tony Mangan – Roads

**Applicant:** Brenda Butterly – McGill Planning Ltd. (Agent), Karen Fox – McGill Planning Ltd., Cliona Eogan – Cairn Homes, Linda Slowey – Cairn Homes, Barry Hennessy – Reddy Architecture + Urbanism

## 20. Services

### ***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)*  
\_\_\_\_\_

### ***Proposed Wastewater Management/Treatment***

Existing [  ] New [  ]

Public Sewer [  ] Conventional septic tank system [  ]

Other on-site treatment system [  ] Please specify  
\_\_\_\_\_

### ***Proposed Surface Water Disposal***

Public Sewer/Drain [  ] Soakpit [  ]

Watercourse [  ] Other [  ] Please specify  
\_\_\_\_\_

## 21. Details of Public Notice

<i>Approved newspaper<sup>15</sup> in which notice was published</i>	<a href="#">The Irish Daily Star</a>
<i>Date of publication</i>	<a href="#">23<sup>rd</sup> November 2023</a>
<i>Date on which site notice was erected</i>	<a href="#">23<sup>rd</sup> November 2023</a>



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**22. Application Fee**

<i>Fee Payable</i>	€1,404.00
<i>Basis of Calculation</i>	<i>Class 14(c) – (i) change of use plus new plant. Site area is 194.6</i>
<b>Please see fee notes available on Council website <a href="http://www.sdcc.ie">www.sdcc.ie</a></b>	<i>Total 195sq.m * €7.20 = €1,404.00</i>



**Remittance Advice**

South Dublin County Council  
County Hall Tallaght, Dublin 24

**Cairn Homes Construction Limited**  
45 Mespil Road  
Dublin 4  
D04 W2F1

VAT Reg.  
Vendor No. 11095

Phone No. +353 1 696 4600  
VAT Reg. No. IE 3322590BH  
Bank Allied Irish Bank  
Sort Code 931039  
Account No. 25822090  
Email: [accountspayable@cairnhomes.com](mailto:accountspayable@cairnhomes.com)

Our Doc. No.	Doc. Type	Vendor Ref. No.	Document Date	Curr. Code	Original Amount	RCT Amount	Remaining Amount	Amount
MP-3276	Invoice	221123	22/11/23	EUR	1,404.00	0.00	0.00	1,404.00
<b>Total</b>							<b>EUR</b>	<b>1,404.00</b>

**SUPPLEMENTARY INFORMATION**

(Sections 23 - 25)

**23. Is it proposed that the Development will: (please tick appropriate box) <sup>19</sup>: (see note 19)**

- A Be **Taken in Charge** by the County Council ( )
- B Be maintained by **an Estate Management Company** ( X )
- C In **part be Taken in Charge and part maintained** by an Estate Management Company ( )

*In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.*

**24. Do any Statutory Notices apply to the site/building at present?**


**(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes  No  Place an X in the appropriate box.

If yes, please give details

<p><b>25. Please describe where the site notice(s) is/are erected at site of proposed development</b></p>	<p>There are three site notice locations, all located around the hoarding of the parent permission site. The first is located to the south of the site, along Fortunestown Lane. The second is located to the southwest of the site, adjacent to Block A1, The Quarter, Citywest View. The third is located to the northwest of the site at the intersection of Citywest Avenue and Ciúl Dúin Avenue.</p>
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*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:*

<p><i>Signed (Applicant or Agent as appropriate)</i></p>	<p>Karen Fox </p>
<p>Date:</p>	<p>23<sup>rd</sup> November 2023</p>

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

## **NOTES TO APPLICANT**

Sections 1 to 22 of this form **MUST** be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.

## **FOR OFFICE USE ONLY**

Application Type .....	Date received	Document lodged	Newspaper Notice
Register Reference .....			
Fee Received € .....			
Receipt No..... Date: .....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			

**ADDITIONAL CONTACT INFORMATION****IMPORTANT****THIS PAGE MUST BE SUBMITTED ON A COMPLETELY SEPARATE PAGE AS IT WILL NOT FORM PART OF THE PUBLIC FILE****OFFICE USE ONLY – REG REF:****Please note:**

- The applicant's address **must** be submitted on this page.
- If the applicant/agent wishes to submit additional contact information, this may be included here.
- This page will not be published as part of the planning file.

**26. Applicant (person seeking planning permission and not an agent on their behalf):**

<i>Address (Required)</i>	Cairn Homes Properties Ltd., 45 Mespil Road, Dublin 4
<i>Telephone No.</i>	01 6964600
<i>Fax No</i>	
<i>Email Address</i>	info@cairnhomes.com

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

<i>Address (Required)</i>	Karen Fox, McGill Planning Ltd., 22 Wicklow Street, Dublin 2.
<i>Telephone No.</i>	01 2846464
<i>Email Address (if any)</i>	karen@mcgplanning.ie
<i>Fax No. (if any)</i>	

**Should all correspondence be sent to the above address? (please tick appropriate box)**

(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address stated in Question 26.)

Yes [  ]No [  ]**28. Person responsible for preparation of Drawings and Plans:**

<i>Address</i>	Reddy Architecture, Darty Mills, Darty, Dublin 6
<i>Telephone No.</i>	01 498 7000
<i>Email Address (if any)</i>	bhennessy@reddyarchitecture.com
<i>Fax No. (if any)</i>	

**29. Owner (required where applicant is not the owner):**

<i>Address (required)</i>	
<i>Telephone No.</i>	
<i>Email Address (if any)</i>	
<i>Fax No. (if any)</i>	

## Appendix A Irish Water Confirmation of Feasibility

DBFL Consulting C/o Aoife O' Sullivan  
Ormond House  
Upper Ormond Quay  
Dublin 7



Uisce Éireann  
Bosca OP 6000  
Baile Átha Cliath 1  
Éire

Irish Water  
PO Box 6000  
Dublin 1  
Ireland

T: +353 1 89 25000  
F: +353 1 89 25001  
[www.water.ie](http://www.water.ie)

04 February 2019

Dear Sir/Madam,

**Re: Customer Reference No 1000858471 pre-connection enquiry - Subject to contract | Contract denied**  
**[Connection for Strategic Housing Development of 330 no. domestic units]**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Cooldown, Commons, Dublin. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

### **Water:**

There is no Irish Water infrastructure adjacent to the site. New connection to the existing network is feasible subject to network extension and connection via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure).

Approximately 100m network extension is required to supply the Development from private 200mm uPVC main in Garter Avenue.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

### **Wastewater:**

Approximately 110 network extension is required to connect the Development to the private 300mm sewer on the North of the Development.

### **Strategic Housing Development**

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to:

- identify and procure transfer to Irish Water of the arterial water and wastewater Infrastructure within the Third Party Infrastructure
- demonstrate that the arterial infrastructure are in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for additional load from the Development.
- Wayleaves in favour of Irish Water, will be required over the network extensions that are not located within the Public Space

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

A connection agreement can be applied for by completing the connection application form available at [www.water.ie/connections](http://www.water.ie/connections). Irish Water'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.

If you have any further questions, please contact Marina Byrne from the design team on 018925991 or email [mzbyrne@water.ie](mailto:mzbyrne@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

Yours sincerely,

**Maria O'Dwyer**  
Connections and Developer Services

**Stiúrthóirí / Directors:** Mike Quinn (Chairman), Eamon Galen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan  
**Óifig Chláraithe / Registered Office:** Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86  
Is cuideachta ghníomhaíochta ainmnithe aici faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
**Uimhir Chláraithe in Éirinn / Registered in Ireland No.:** 530363



Aneta Smietana  
Ormond House  
Upper Ormond Quay  
Dublin 7 D07W704

23 April 2021

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

**Irish Water**  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

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

**Re: Design Submission for Cooldown Commons, Dublin, Co. Dublin (the "Development")  
(the "Design Submission") / Connection Reference No: CDS20001790**

Dear Dermot Grogan,

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, Irish Water has no objection to your proposals.

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

If you have any further questions, please contact your Irish Water representative:

Name: Deirdre Ryan  
Phone: 022 54620  
Email: [deiryan@water.ie](mailto:deiryan@water.ie)

Yours sincerely,

**Yvonne Harris**  
Head of Customer Operations

## Appendix A

### Document Title & Revision

- 190003-DBFL-WM-SP-DR-C-1001 PROPOSED WATERMAIN LAYOUT
- 190003-DBFL-CS-SP-DR-C-1001 PROPOSED SITE SERVICES LAYOUT
- 190003-DBFL-FW-SP-DR-C-3001 LONGITUDINAL SECTIONS THROUGH FOUL WATER – CATCHMENT A

Standard Details/Code of Practice Exemption: N/A

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



**Appendix C SDCC Pre-application consultation report form**

<b>SOUTH DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT PRE-APPLICATION CONSULTATION REPORT FORM</b>			
<b>Pre-Planning Ref. No. LRDPP016/23</b>	<b>ADVICE WITHOUT PREJUDICE</b>	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act	
<b>CONSULTATION:</b>	<b>Meeting</b>	<b>Email</b>	
<b>20/10/2023</b>	<b>X</b>		
Full address of subject site	Unit A of 'Tramway Lane', (Block E1) Citywest View, Citywest, Dublin 24		
Name/s of Applicant/s and/or Agents	Applicant: Cairn Homes Properties Limited		
Contact Details	Agent: Brenda Butterly, McGill Planning		

**DESCRIPTION OF PROPOSAL**

Amendment to the SHD Ref ABP-310570-21 for the change of use of the permitted commercial/retail unit A in Block E1 to a Dentist's office. This includes the installation of associated plant, measuring c. 0.8sqm on the northern elevation. All other elevations will remain unchanged. Apart from the additional small area of plant the footprint of block E1 will remain unchanged as a result of the change of use to dentist.

**ZONING:** The site is zoned Zoning Objective 'RES-N': *'To provide for new residential communities in accordance with approved area plans'*

**LAND USE MATRIX:** Doctor / Dentist is permitted in principle under this zoning objective. Offices less than 100 sq.m are also permitted in principle under this zoning objective.

**Relevant Planning History**

**Subject Site**

- **SHD3ABP-310570-21:** Construction of a residential scheme comprising 421 units, offices, retail units x3 and residential amenity areas x2, within 9 blocks ranging in height from 1-13 storeys. The proposal will include 289 car parking spaces along with 650 cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east. The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development. The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site. **Permission granted.**

## FEEDBACK/OBSERVATIONS OF PROPOSAL

<p><b>Comment where relevant:</b></p>	<p><b>Applicant Presentation</b></p> <ul style="list-style-type: none"> <li>• Dental office – same block as plant proposal</li> <li>• Permission granted for retail/commercial</li> <li>• Primarily internal with small area of external plant to the rear</li> </ul> <p><b>Key considerations:</b></p> <p><i>Planning</i></p> <ul style="list-style-type: none"> <li>• The site is zoned Zoning Objective ‘RES-N’: ‘<i>To provide for new residential communities in accordance with approved area plans.</i>’</li> <li>• Refer to dentist use rather than dentist office – dentist permitted in principle under zoning objective.</li> <li>• Ensure bicycle parking is per Development Plan standards – indicate permitted provision and provide for any additional spaces required.</li> <li>• Any alterations to the red line or proposal on basis of bicycle parking, or other consideration, can be facilitated by future 247(7) email consultation.</li> </ul> <p><b>Additional Departmental Advice:</b></p> <p><i>Parks</i></p> <ul style="list-style-type: none"> <li>• No comments – covered in parent permission.</li> </ul> <p><i>Roads</i></p> <ul style="list-style-type: none"> <li>• Bicycle parking in accordance with DP standards, Table 12.23.</li> </ul> <p><i>Drainage</i></p> <ul style="list-style-type: none"> <li>• Comply with previous conditions and scheme</li> </ul> <p>Please also see the link below to general pre planning guidance which covers a range of topics: <a href="https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/">https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/</a></p>
<p><b>Determination in relation to Section 247(7) of the Planning and Development Act 2000 (as amended)</b></p>	<p>The Planning Authority is satisfied, having compared the proposed development to the permitted development, that—</p> <ol style="list-style-type: none"> <li>a) the proposed development is substantially the same as the permitted development, and</li> <li>b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.</li> </ol> <p>Notwithstanding subsection (1A), no further consultation is required under Section 247(7) in relation to the proposed development.</p> <p>As per Section 247(8), this determination does not prejudice the performance of the Planning Authority of its functions under the Planning Act or any regulations under the Planning Act, or any other enactment, and cannot be relied upon in the formal planning process or in legal proceedings.</p> <p><b>The applicant is advised to retain a copy of this determination to submit at planning application stage for validation purposes.</b></p> <p><b>The applicant should note that any changes to the development that have not been reviewed as part of this 247(7) consultation may result in the application being invalidated at application stage.</b></p>

**Aoife O’Connor-Massingham**  
**Executive Planner**

Attendees - SDCC

Aoife O'Connor-Massingham – Planning  
Gormla O'Corrain - Planning  
Suzanne Furlong – Public Realm  
Oisin Egan – Public Realm  
Brian Harkin – Water Services  
Graham Murphy – Roads  
Tony Mangan – Roads

Attendees – Applicant

Brenda Butterly – McGill Planning Ltd. (Agent)  
Karen Fox – McGill Planning Ltd.  
Cliona Eogan – Cairn Homes  
Linda Slowey – Cairn Homes  
Barry Hennessy – Reddy Architecture + Urbanism