

LRD Application Form no. 19



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

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

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

DATA PROTECTION


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

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

Prospective Applicant Name:	GEDV Monkstown Owner Ltd
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Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Tom Phillips
Correspondence Address:	Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449
Telephone:	01-4786055
Email:	info@tpa.ie

Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
Date:	25.11.2022 

Address of the proposed Large-scale Residential Development:
Lands at Dalguise House, Monkstown Road, Monkstown, County Dublin A94 D7D1

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	To provide residential development and/or protect and improve residential amenity.
Existing use(s) of the site and proposed use(s) of the site:	Existing: Residential. Proposed: Residential, Childcare facility, Creche/Restaurant

Supporting documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale. <small>See Site Location Map MKS-RAU-ZZ-XX-XX-DR-AR-001</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Site layout plan of the proposed development, at appropriate scale. <small>See Proposed Site Layout Plan MKS-RAU-ZZ-XX-XX-DR-AR-002</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Statement of consistency with the Development Plan <small>See enclosed Statement of Consistency, prepared by Tom Phillips + Associates</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
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. <small>LRD Opinion stated documents submitted did constitute a reasonable basis on which to make an Application</small>	Yes <input type="checkbox"/>	No: <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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. <small>See enclosed Response to LRD Opinion, prepared by Tom Phillips + Associates</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Design			
A design statement that addresses the sites location and context and the proposed design strategy. <small>See Reddy A+U Design Statement</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
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. <small>See RAU Housing Quality Assessment/Residential Amenity Report</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Water Services:		Enclosed	
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. <small>See Byrne Looby Engineering Services Report</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
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. <small>See Byrne Looby Engineering Services Report</small>	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	

A Statement of Compliance with Irish Water’s Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). See Byrne Looby Engineering Services Report	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. See Byrne Looby Engineering Services Report and Construction and Environmental Management Plan	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets. See Byrne Looby Engineering Services Report	Yes <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)? See Appendix 17.1 of the EIAR	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements? See Appendix 17.1 of the EIAR	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
Maps, Plans and Drawings	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. See enclosed schedule of documents and drawings	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	

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? See Design Statement; Housing Quality Assessment/Residential Amenity Report; and Statement of Consistency.	X	

<p>(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> <p>See Design and Access Statement and Landscape Design Rationale (prepared by Cameo & Partners); Chapter 12 of the EIAR and associated appendix (prepared by ROD); Design Statement (prepared by RAU) and Statement of Consistency (prepared by TPA).</p>	X	
<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> <p>See Design and Access Statement and Landscape Design Rationale (prepared by Cameo & Partners); Design Statement (prepared by RAU) and Statement of Consistency (prepared by TPA).</p>	X	
<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> <p>See enclosed Phasing Plan; and Chapter 19 of the EIAR.</p>	X	
<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> <p>See enclosed Chapter 15 of EIAR (prepared by Mullarkey Pedersen); Design Statement (prepared by RAU); Statement of Consistency and Planing Report (prepared by TPA).</p>	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> <p>See enclosed Response to LRD Opinion prepared by TPA for summary of additional information submitted as requested by DLRC in the LRD Opinion.</p>	X	

Breakdown of Housing units:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed	3	569 sq m
4-bed		
4+ bed		
Total	3	569 sq m

Apartments			
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	2	2 (x2 person)	94.5 sq m
1-bed	288	288 (x2 person)	14169.6 sq m
2-bed	185	32 (x3 persons) 153 (x4 person)	14115.4 sq m
3-bed	13	13 (x4 person)	1429 sq m
4-bed			
4+ bed			
Total	488	1,340	29808.5 sq m

Student Accommodation		N/A	
Unit Type	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	491
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LRD Floor Space	Gross Floor Space in m ²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	30377.5 sq m * *Excluding circulation areas
(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:	9106.8 sq m
(i) e.g Parking (Please distinguish between, residential, commercial, surface and undercroft)	7353.8 sq m (Total Parking) Please see Appendix A for breakdown.
(ii) e.g. Childcare	540 sq m (Childcare Facility)
(iii) Please add additional areas of shared or commercial space	273 sq m (Cafe/Restaurant)
Resident Support Facilities (including concierge, round the clock management facilities and Resident Services and Amenities (including inter alia gym, yoga room, co-working area, lounges, club house, library, music room)	940 sq m (Ancillary Residential Services)
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	511 sq m

Class of Development	Gross Floor Space in m
(i) ESB Substation Switch Block D and Switch Block H	60 + 30 = 90 sq m
(ii) Waste Storage Areas- Block A and Block H	41 + 60 = 101 sq m
(iii) Basement Plant space	320 sq m
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	30888.5 sq m
	Percentage
(e) Express (a) as a percentage of (d):	98.34%
(f) Express (c) as a percentage of (d):	1.65%
(e) plus (f)	100%

Planning Authority Official Use only:

Planning Reference:

Planning Authority Stamp: