

PLANNING APPLICATION FORM

Please read directions and 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.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Dublin City Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	A site at Nos. 87-93 Middle Abbey Street Dublin 1 D01 NH70 (known collectively as 'Independent House') D01 NH70
Ordnance Survey Map Ref No (and the Grid Reference where available)	3263-05 Grid Eastings: 715,740 Grid Northings: 734,555

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:

5. Applicant ²

Name(s)	Summix IHD Developments Limited
	Contact details of Applicant to be supplied at Question ²³

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Niamh O'Connor, Steve Cassidy, Ben McComb, Shukri Shammās, Tareq Naqib
Registered Address (of company)	One Spencer Dock North Wall Quay Dublin 1 D01 X9R7
Company Registration No.	758246

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

Name	Patricia Thornton
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

Name	Peter McGovern
Firm/Company	Henry J Lyons Architecture + Interiors

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	Summix IHD Developments Limited intend to apply to Dublin City Council for a permission for a Large-Scale Residential Development principally comprising Student Accommodation at this c. 0.3 Ha site at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70 (known collectively as 'Independent House'). The site is generally bound by Prince's Street North to the north, William's Lane and Nos. 94-96 Middle Abbey Street to the west, Middle Abbey Street to the south, and Nos. 35-39 O'Connell Street Lower (known as 'Penneys') to the east. The site comprises 6 No. interconnecting, long-standing vacant structures as follows: (a) a principally part 5 No. to part 6 No. storey above basement level building fronting Middle Abbey Street, known as Independent House, with a single storey workshop building to the rear; (b) a 5 No. storey (above basement level) building at the corner of Middle Abbey Street and William's Lane, known as Emerald Chambers; (c) a triple height (at basement level) structure towards the centre of the site, known as the 'Printing Hall'; (d) a 2 No. storey (above basement level) warehouse and office fronting William's Lane; (e) a part 3 No. to part 4 No. storey (above basement level) loading bay and office fronting Prince's Street North; and (f) a 3 No. storey (above basement level) office in the eastern portion of the site, bounded by Penneys. The site includes 2 No. Protected Structures (RPS Ref. Nos. 18 & 8797). The development's surface water and foul water drainage network shall discharge from the site into the existing combined sewer located along Prince's Street North to the north-west of the site. A new pedestrian crossing and upgrade works to the footpath and kerb along Prince's Street North are proposed. Public realm improvements are also proposed to William's Lane. The development site area, drainage works, road works and public realm improvements will provide a total application site area of c. 0.33 Ha. The development will principally consist of: the retention and refurbishment of part of the building façade along Prince's Street North; the demolition of the 3 No. former warehouses and offices (c. 5,270 sq m) and the lowering of part of the basement level thereof; the demolition of part of the adjoining wall to the north-east of the site, bounding the Penneys loading bay; the partial demolition of the Printing Hall (c. 457 sq m) and the rear of Emerald Chambers (c. 150 sq m) and Independent House (c. 100 sq m); the removal of the existing concrete roof slab at Emerald Chambers to facilitate an increase in floor-to-ceiling height at fourth floor level; the lowering of part of the ground floor level in Independent House and Emerald Chambers for universal access; refurbishment works to the Protected Structures including general internal and external works for conservation repairs, maintenance, change of use and upgrading of the buildings; and the construction of a part 1 No. to part 9 No. storey over basement building connecting into the retained structures and principally comprising 316 No. Student Accommodation bedspaces (267 No. standard rooms, 5 No. accessible rooms, 2 No. twin studios (4 No. bedspaces), 10 No. accessible studios and 30 No. single studios) with associated facilities, which will be utilised for short-term let during student holiday periods. The 272 No. standard and accessible rooms are provided in 42 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room. The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (c. 644 sq m); 3 No. retail units (c. 216 sq m); a café/restaurant (c. 254 sq m); bicycle stores at basement and ground floor levels; visitor cycle parking spaces; bin stores; ESB substation; hard and soft landscaping; green/blue roofs; new telecommunications infrastructure at roof level, together with all associated equipment; boundary treatments; PV panels; plant; lift overruns; and all associated works above and below ground. The gross floor area of the development is c. 15,413 sq m comprising c. 12,751 sq m above basement level.
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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	A. Owner	B. Occupier
	C. Other X	

Where legal interest is 'Other', please expand further on your interest in the land or structure.	Summix IHD Developments Limited is the landowner of the main development site (c. 0.3 Ha). Part of the north-east boundary wall of the site owned by Primark Limited (c/o Arthur Ryan House, Nos. 22-24 Parnell Street, Dublin 1) is proposed to be removed. Drainage and road works and public realm improvements are proposed along William's Lane & Prince's Street North which are in the control of Dublin City Council (Civic Offices, Wood Quay, Dublin 8). Letters of Consent have been retained from both.
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	See above. See above.

11. Site Area:

Area of site to which the application relates in hectares	0.330
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	9,627.00
Gross floor space of proposed works in sq m	11,763.00
Gross floor space of work to be retained in sq m (if appropriate)	3,650.00
Gross floor space of any demolition in sq m (if appropriate)	5,977.00

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
class14	15413

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	0	0	0	0	0	0
Number of car parking spaces to be provided							Total: 0

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:

Existing use ⁶ (or previous use where retention permission is sought)	Vacant Industrial & Office Structures
Proposed use (or use it is proposed to retain)	Student Accommodation, Retail, Café/Restaurant, Community/Cultural
Nature and extent of any such proposed use (or use it is proposed to retain)	Student Accommodation (316 bed spaces), 3 Retail, a Café/Restaurant, and Community/Cultural space.

16. Social and Affordable Housing

Please tick appropriate	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? ⁷		X

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, (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 (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."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

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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 ⁸ , 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). If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.	RECEIVED: 29/04/2025 N/A - Student Accommodation
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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	X	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	X	
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰		X
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?	X	

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: <table border="0"> <tr> <td>Reference No.: 5170/06</td> <td>Date: 21/09/2006</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> 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, as amended.		Reference No.: 5170/06	Date: 21/09/2006	Reference No.:	Date:	Reference No.:	Date:	Reference No.:	Date:
Reference No.: 5170/06	Date: 21/09/2006								
Reference No.:	Date:								
Reference No.:	Date:								
Reference No.:	Date:								
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?									
Yes [] No [X]. An Bord Pleanála Reference No.: .									

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?
Yes [X] No [] If yes, please give details: Please see Appendix C of the DCC LRD Application Form submitted herewith for details. Reference No. (if any): LRD6075/24-S1 & LRD6075/24-S2 Date(s) of consultation: 2024-08-22 Persons involved: Please see Appendix C of the DCC LRD Application Form submitted herewith for details.

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☒ New ☐ Not Applicable ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify) ☐

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☒ New ☐ Not Applicable ☐

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) ☐ Not Applicable ☐	

21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	28-04-2025
Date on which site notice was erected ¹⁷	25-04-2025

22. Application Fee

Fee Payable ¹⁸	30,260.00
Basis of Calculation	Class 14 (b): €130 per housing unit (316 bedspaces = 158 housing units) = €20,540 Class 14 (c): €7.20 x non-residential floor space (1,350 sq m) = €9,720 Total = €30,260

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 Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____