



**Supplementary Form to accompany the
Standard Dublin City Council Planning Application Form
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.

Form No. 19	 Comhairle Cathrach Bhaile Átha Cliath Dublin City Council
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Part 1

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

(a) Prospective Applicant's Name: Summix IHD Developments Limited	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Patricia Thornton
Correspondence Address:	Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum, Dublin 14, D14 EA89.
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	Peter McGovern
Company:	Henry J Lyons Architects + Interiors



(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:

Patricia Thornton

Date: 28th April 2025

2. Details of Large-scale Residential Development

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

A 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.



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:

LRD6075/24-S1

Meeting date(s):

22nd August 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:

LRD6075/24-S2

Meeting date(s):

9th December 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:

Consultation with Irish Water by way of Pre-Connection Enquiry and Statement of Design Acceptance progress.



4. Application Requirements

		Yes	No
<u>Newspaper</u>			
(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: Irish Daily Star			
(ii) Date of publication: 28th April 2025			
(iii) Date of erection of site notice(s): 25th April 2025			
		Yes	No
<u>(c) Site Notice</u>			
(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:			
25th April 2025			
Note: 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
<u>EIAR</u>			
(c) 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?	Enclosed:		N/A
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:		N/A
<u>EIAR Confirmation Notice</u>			
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed:		N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
<u>Natura Impact Statement</u>			
(e) 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:		N/A
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:		N/A
(f) 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:	Z5 - City Centre		
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant Industrial & Office Structures Proposed: Student Accommodation (316 No. bed spaces), 3 No. Retail Units, a Café/Restaurant, and Cultural/Community Space		
6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
<u>Site Local Map</u>			
(a) Site location map sufficient to identify the land, at appropriate scale.	X		
<u>Layout Plan</u>			
(b) Layout plan of the proposed development, at appropriate scale.	X		
<u>Statement of Consistency</u>			
(c) Statement of consistency with the Development Plan	X		
Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Response</u>			
(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 (See 'Response to Dublin City Council's LRD Opinion' prepared by Thornton O'Connor Town Planning enclosed separately)		



Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Specified Additional Information</u> (e) 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 (See 'Response to Dublin City Council's LRD Opinion' prepared by Thornton O'Connor Town Planning enclosed separately)		

7. Water Services:	Please tick the appropriate box	Yes	No
<u>Evidence of Engagement with Irish Water</u> (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:	X (See 'Confirmation of Feasibility' and 'Acceptance of Design' Letters received from Irish Water enclosed separately)	
<u>Confirmation of Feasibility Statement</u> (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:	X (See 'Confirmation of Feasibility' Letter received from Irish Water enclosed separately)	
<u>Statement of Compliance with Irish Water's Standard Details & Codes of Practice</u> (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:	X (See 'Acceptance of Design' Letter received from Irish Water enclosed separately)	

8. Traffic and Transport:	Please tick the appropriate box	Yes	No
<u>Traffic/Transportation Impact Assessment</u> (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)?	Included:	X (See 'Transport Assessment' prepared by Waterman Moylan Consulting Engineers enclosed separately)	
<u>Travel Plan</u> (b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included:	X (See 'Travel Plan' prepared by Waterman Moylan Consulting Engineers enclosed separately)	
9. Taking in Charge:	Please tick the appropriate box	Yes	No
<u>Take in Charge – Site Plan</u> 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.	Included:	X (See Drawing No. 'P 0021' prepared by Henry J Lyons enclosed separately)	
10. Maps, Plans and Drawings			
<u>Schedule of Drawings</u> List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Included:	X (See Appendix A & B)	

11. 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. – **A Design Statement is required that captures the following requirements:**

Please tick appropriate box:	Yes	No
<u>Design Statement</u> (a) A design statement that addresses the sites location and context and the proposed design strategy.	X (See the 'Architectural Design Statement' prepared by Henry J Lyons enclosed separately)	
<u>Schedule of Accommodation/Housing Quality Assessment</u> (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.	X (See the 'Schedule of Accommodation' and 'Housing Quality Assessment' prepared by Henry J Lyons enclosed separately)	
(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(d) 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	
(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	

(See the full Planning Application pack, but most pertinently: the 'Architectural Design Statement' and drawings prepared by Henry J Lyons, the 'Planning Report & Statement of Consistency' prepared by Thornton O'Connor Town Planning, the 'Landscape Design Access Statement' and drawings prepared by Cameo Partners & Design Studio, and the drawings and reports prepared by Waterman Moylan Consulting Engineers)

	Yes	No
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Please tick appropriate box:		
(f) 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 (See the full Planning Application pack, but most pertinently: the documents prepared by Henry J Lyons, the drawings prepared by OCSC, the 'Telecommunications Report' prepared by iSM, and the 'Construction Environmental Management Plan' prepared by Awn Consulting)	
Demolition of a Protected Structure (g) 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 (See the 'Architectural Design Statement' by Henry J Lyons, the 'Planning Report & Statement of Consistency' by Thornton O'Connor Town Planning, and the 'Architectural Heritage Impact Assessment' by Molloy & Associates)	
Statutory Notices (h) 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

12. Breakdown of Housing units:

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

** 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 ²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m ²
Studio	42	44	1,173
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed	42	272	6,251
Total	84	316	7,424

State total number of residential units in proposed development	84
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13. LRD Floor Space (All Sections Must Be Completed)	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	14,063 sq m
(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:	6,639 sq m
(i) Ancillary Residential Services	6,639 sq m
(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:	1,350 sq m
Class of Development	Gross Floor Space in m²
(i) 3 No. Retail Units	216 sq m
(ii) Café/Restaurant	254 sq m
(iii) Community/Cultural Space	644 sq m
(iv) Non-Residential Ancillary Space	236 sq m
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	15,413 sq m
	Percentage
(e) Express (a) as a percentage of (d):	91.2%
(f) Express (c) as a percentage of (d):	8.8%
(e) plus (f)	100%

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

REMINDER: WHEN COMPLETING THIS FORM PLEASE NOTE THE FOLLOWING:

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Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp:	

Part 2

Contact Details- (Not to be Published)

Applicant(s):

First Name:	Summix IHD Developments Limited
Surname:	N/A
Address Line 1:	One Spencer Dock
Address Line 2:	North Wall Quay
Address Line 3:	
Town / City:	
County:	Dublin
Country:	Ireland
Eircode:	D01 X9R7
E-mail address (if any):	stephen.cassidy@summix.com
Primary Telephone Number:	0872609293
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Niamh O'Connor, Steve Cassidy, Ben McComb, Shukri Shammas, Tareq Naqib
Company Registration Number (CRO):	758246
Contact Name:	Steve Cassidy
Primary Telephone Number:	0872609293
Other / Mobile Number (if any):	
E-mail address:	stephen.cassidy@summix.com

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

First Name:	Patricia
Surname:	Thornton
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper
Address Line 3:	
Town / City:	Dundrum
County:	Dublin 14
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	info@toctownplanning.ie
Primary Telephone Number:	01 205 1490
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Peter
Surname:	McGovern
Address Line 1:	Henry J Lyons Architecture + Interiors
Address Line 2:	Nos. 51 - 54 Pearse Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 KA66
E-mail address (if any):	peter.mcgovern@hjlyons.com
Primary Telephone Number:	01 888 3333
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Steve Cassidy
Mobile Number:	0872609293
E-mail address:	stephen.cassidy@summix.com

APPENDIX A: List of Drawings Enclosed

ARCHITECTURAL DRAWINGS BY HENRY J LYONS			
Drawing Number	Drawing Title	Scale	Size
SITE			
P 0001	Site Location Map	1:1000	A3
P 0010	Existing Site Plan	1:200	A0
P 0020	Proposed Site Plan	1:200	A0
P 0021	Taking in Charge Plan	1:200	A0
EXISTING			
P 0109	Basement Existing	1:100	A0
P 0110	Ground Floor Plan	1:100	A0
P 0111	First Floor Existing	1:100	A0
P 0112	Second Floor Existing	1:100	A0
P 0113	Third Floor Existing	1:100	A0
P 0114	Fourth Floor Existing	1:100	A0
P 0115	Fifth Floor Existing	1:100	A0
P 0116	Roof Level Existing	1:100	A0
P 0121	Elevations North and South Existing	1:100	A0
P 0122	Elevations East and West Existing	As indicated	A0
P 0131	Section A-A B-B Existing	1:100	A0
PROPOSED			
P 1009	Proposed Plan – Basement Plan	1:100	A0
P 1010	Proposed Plan – Ground Floor Plan	1:100	A0
P 1011	Proposed Plan – First Floor Plan	1:100	A0
P 1012	Proposed Plan – Second Floor Plan	1:100	A0
P 1013	Proposed Plan – Third Floor Plan	1:100	A0
P 1014	Proposed Plan – Fourth Floor Plan	1:100	A0
P 1015	Proposed Plan – Fifth Floor Plan	1:100	A0
P 1016	Proposed Plan – Sixth Floor Plan	1:100	A0
P 1017	Proposed Plan – Seventh Floor Plan	1:100	A0
P 1018	Proposed Plan – Eighth Floor Plan	1:100	A0
P 1019	Proposed Plan – Roof Level	1:100	A0
P 2000	Elevations – East and West	1:100	A0
P 2001	Elevations – North and South	1:100	A0
P 2002	Elevations – Contiguous Elevations North and South	1:200	A0
P 3000	Section A-A B-B	1:100	A0
P 3001	Section C-C D-D	1:100	A0
DEMOLITION & FABRIC REMOVAL			
P 0509	Basement Demolition & Fabric Removal	1:100	A0
P 0510	Ground Floor Demolition & Fabric Removal	1:100	A0
P 0511	First Floor Demolition & Fabric Removal	1:100	A0
P 0512	Second Floor Demolition & Fabric Removal	1:100	A0
P 0513	Third Floor Demolition & Fabric Removal	1:100	A0
P 0514	Fourth Floor Demolition & Fabric Removal	1:100	A0
P 0515	Fifth Floor Demolition & Fabric Removal	1:100	A0
P 0516	Roof Level Demolition & Fabric Removal	1:100	A0
P 0522	Elevations North and South Demolition & Fabric Removal	1:100	A0
P 0523	Elevations East and West Demolition & Fabric Removal	1:100	A0

P 0524	Section AA & BB Demolition & Fabric Removal	1:100	Ao
PROTECTED STRUCTURES			
P 1050	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Basement Floor Plan	As indicated	Ao
P 1051	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Ground Floor Plan	As indicated	Ao
P 1052	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal First Floor Plan	As indicated	Ao
P 1053	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Second Floor Plan	As indicated	Ao
P 1054	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Third Floor Plan	As indicated	Ao
P 1055	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Fourth Floor Plan	As indicated	Ao
P 1056	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Fifth Floor Plan	As indicated	Ao
P 1080	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal South Elevation	1:50	Ao
P 1081	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal North (Rear) Elevation	1:50	Ao
P 1070	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Section 01	As indicated	Ao
P 1071	PS – Emerald Chambers & Independent House – Demolition / Fabric Removal Section 02	As indicated	Ao
P 1057	PS – Emerald Chambers & Independent House – Proposed Basement Floor Plan	As indicated	Ao
P 1058	PS – Emerald Chambers & Independent House – Proposed Ground Floor Plan	As indicated	Ao
P 1059	PS – Emerald Chambers & Independent House – Proposed First Floor Plan	As indicated	Ao
P 1060	PS – Emerald Chambers & Independent House – Proposed Second Floor Plan	As indicated	Ao
P 1061	PS – Emerald Chambers & Independent House – Proposed Third Floor Plan	As indicated	Ao
P 1062	PS – Emerald Chambers & Independent House – Proposed Fourth Floor Plan	As indicated	Ao
P 1063	PS – Emerald Chambers & Independent House – Proposed Fifth Floor Plan	As indicated	Ao
P 1072	PS – Emerald Chambers & Independent House – Proposed Section 01	1:50	Ao
P 1073	PS – Emerald Chambers & Independent House – Proposed Section 02	1:50	Ao
P 1082	PS – Emerald Chambers & Independent House – Proposed South Elevation	1:50	Ao
P 1083	PS – Emerald Chambers & Independent House – Proposed North (Rear) Elevation	1:50	Ao

LANDSCAPE DRAWINGS BY CAMEO PARTNERS & DESIGN STUDIO			
Drawing Number	Drawing Title	Scale	Size
Co175-DR-00-900	Landscape Ground Floor Legend	1:100	A3
Co175-DR-ZZ-910	Landscape Roof Terraces Legend	1:100	A3
Co175-GA-00-1001	Basement – Landscape General Arrangement	1:100	A1
Co175-GA-00-1002	Ground Floor – Landscape General Arrangement	1:100	A1
Co175-GA-ZZ-1010	Combined 5 th , 6 th & 8 th Floor Terraces Landscape General Arrangement	1:100	A1

ENGINEERING DRAWINGS BY WATERMAN MOYLAN CONSULTING ENGINEERS			
Drawing Number	Drawing Title	Scale	Size
IHSA-WMC-ZZ-XX-DR-C-P010	Site Location	1:1,000	A1
IHSA-WMC-ZZ-XX-DR-C-P100	Proposed Road Layout	1:250	A1
IHSA-WMC-ZZ-XX-DR-C-P105	External Works Layout Plan & Details	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P106	Kerbing Layout Plan & Details	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P110	Proposed Surfacing Layout	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P111	Proposed Green Blue Roof Layout and Details	1:200	A1
IHSA-WMC-ZZ-XX-DR-C-P113	Road Construction Details	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P200	Proposed Ground Floor Drainage Layout	1:200	A1
IHSA-WMC-ZZ-XX-DR-C-P205	Attenuation Tank Details	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P210	Proposed Basement Drainage Layout	1:200	A1
IHSA-WMC-ZZ-XX-DR-C-P230	Public Surface Water Drainage Details	1:25	A1
IHSA-WMC-ZZ-XX-DR-C-P231	Private Surface Water Drainage Details	1:25	A1
IHSA-WMC-ZZ-XX-DR-C-P260	Public Foul Water Drainage Details Sheet 1 of 2	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P261	Public Foul Water Drainage Details Sheet 2 of 2	As shown	A1
IHSA-WMC-ZZ-XX-DR-C-P300	Proposed Watermain Layout	1:250	A1
IHSA-WMC-ZZ-XX-DR-C-P330	Proposed Water Supply Details Sheet 1 of 3	1:25	A1
IHSA-WMC-ZZ-XX-DR-C-P331	Proposed Water Supply Details Sheet 2 of 3	1:25	A1
IHSA-WMC-ZZ-XX-DR-C-P332	Proposed Water Supply Details Sheet 3 of 3	1:25	A1
IHSA-WMC-ZZ-XX-DR-C-P400	Works Proposed on DCC Lands	1:250	A1

M&E ENGINEERING DRAWINGS BY OCSC CONSULTING ENGINEERS			
Drawing Number	Drawing Title	Scale	Size
2000	Mechanical Soils & Waste Installation Basement Floor Plan	As indicated	A1
2001	Mechanical Soils & Waste Installation Ground Floor Plan	As indicated	A1
2002	Mechanical Soils & Waste Installation First Floor Plan	As indicated	A1
2003	Mechanical Soils & Waste Installation Second Floor Plan	As indicated	A1
2004	Mechanical Soils & Waste Installation Third Floor Plan	As indicated	A1
2005	Mechanical Soils & Waste Installation Fourth Floor Plan	As indicated	A1
2006	Mechanical Soils & Waste Installation Fifth Floor Plan	As indicated	A1
3000	Mechanical Water Services Installation Basement Floor Plan	As indicated	A1
3001	Mechanical Water Services Installation Ground Floor Plan	As indicated	A1
3002	Mechanical Water Services Installation First Floor Plan	As indicated	A1
6000	Electrical Power Containment Services Layout Basement Floor Plan	As indicated	A1
6001	Electrical Power Containment Services Layout Ground Floor Plan	As indicated	A1
6002	Electrical Power Containment Services Layout First Floor Plan	As indicated	A1

APPENDIX B: List of Reports/Documents Enclosed

Thornton O'Connor Town Planning
Planning Report and Statement of Consistency
Response to DCC LRD Opinion
Application Form 19
Henry J Lyons Architecture
Architectural Design Statement
Schedule of Accommodation
Housing Quality Assessment
Cameo Partners Design Studio
Landscape Design Access Statement
Waterman Moylan
Engineering Assessment Report
Flood Risk Assessment
Storm Water Management Plan
Transport Assessment
DMURS Statement of Consistency
Travel Plan
Bicycle Parking Management Plan
Delivery and Service Management Plan (DSMP)
Resource Waste Management Plan
Road Safety Matters
Quality Audit Inclusive of Stage 1 Road Safety Audit
Uisce Eireann
Confirmation of Feasibility
Design Submission Acceptance Letter
O'Connor Sutton Cronin Consulting Engineers
Climate Action, Energy & Sustainability Report
Site Lighting Report
Wind & Microclimate Study
Independent Site Management
Telecommunications Report
Ayesa
Basement Impact Assessment
Molloy & Associates Conservation Architects
Architectural Heritage Impact Assessment
3D Design Bureau
Daylight and Sunlight Assessment Report
Aerials, CGIs and Verified Views
ModelWorks
Townscape and Visual Impact Assessment
Enviroguide Consulting
Ecological Impact Assessment Report
Appropriate Assessment Screening Report
EIA Screening Report
Statement in accordance with Article 103(1A)a
Operational Waste Management Plan
Bat Report

AWN Consulting
Construction Environmental Management Plan
IAC Archaeology
Archaeological Assessment
Fred Hammond
Industrial Heritage Survey
Turley
Social Infrastructure Audit
Cultural Infrastructure (Impact) Assessment
Wave Dynamics Acoustics Consultants
Acoustic Design Statement
Lawler Sustainability
Glint & Glare Assessment Report
Summix IHD Developments Limited
Student Accommodation Management Plan
Ground Investigations Ireland
Waste Classification Report
Letters of Consent
Primark Limited Letter of Consent
Dublin City Council Letter of Consent

APPENDIX C: DETAILS OF S.247 PRE-PLANNING MEETING & S.32C LRD MEETING WITH DUBLIN CITY COUNCIL

	S.247	S.32C
Reference Number:	LRD6075/24-S1	LRD6075/24-S2
Meeting Details:	Meeting held online via Microsoft Teams.	Meeting held online via Microsoft Teams.
Meeting Date:	22 nd August 2024	9 th December 2024
DCC Attendees:	• Nicci Nolan • Kiaran Sweeney • Mary McDonald • Niamh Kiernan	• Nicci Nolan • Kiaran Sweeney • Mary McDonald • Niamh Kiernan • Ruth Johnson • Henrique Boff • Robert Kudrickij • Nial Colfer • Ciaran Allidine
Applicant & Design Team Representatives:	• Steve Cassidy • Patricia Thornton • Sharon McCarthy • Peter McGovern • Sara Madigan • Maol Íosa Molloy • Paul McAteer • Joe Gibbons	• Steve Cassidy • Patricia Thornton • Sharon McCarthy • Peter McGovern • Hannah Crehan • Poilina Mullan • Paul McAteer • Max Delmar • Joe Gibbons • Faith Bailey • Maol Íosa Molloy • Shelley O'Donovan • Mike Martyn.

APPENDIX D: PROOF OF APPLICATION FEE PAYMENT



Payment Confirmation

Overview

Payment Status	Complete
Release Date	02/04/2025 13:15
Sent By (Entity)	SCP II HOLDCO (UK) LIMITED

Beneficiary Details

Name	DCC EFT A/C
Individual/Company	ENTITY
Address	IE
Bank Country	IE

Payment Details

Reference	Independent House LRD Planning Application	Correspondent Account	N/A
Amount	30260 EUR	Correspondent SWIFT	N/A
Currency	EUR	Further to Account	N/A
Fixed Side	EUR	Further to SWIFT	N/A
Account Number	IE41AIBK932086801345 97		
SWIFT	AIBKIE2DXXX		
National Bank Code			
Purpose of Payment	N/A		