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Planning & Property Development Department, Dublin City Council,
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E: planning@dublincity.ie

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.

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

Part 1

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

(a) Prospective Applicant's Name: R & D Developments Limited (in Receivership), Grant Thornton	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Laura Brock
Correpondence Address:	Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	Paris Murphy
Company:	Reddy Architecture + Urbanism

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(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:
Laura Brock
Date: 12 January 2026

2. Details of Large-scale Residential Development

(a) Address of the proposed Large-scale Residential Development:
Lands at the former “Matt’s of Cabra” public house, 2A Fassaugh Avenue, Dublin 7 D07 TH77

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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:	LRD6094/25-S2
Meeting date(s):	10 June 2025
(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:	LRD6094/25-S2
Meeting date(s):	23 September 2025
(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:	
Meetings with Irish Rail took place: 19 February 2025 11 July 2025 07 August 2025 04 September 2025 02 October 2025	

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4. Application Requirements

		Yes	No
Newspaper **(a)** Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	**Enclosed:**	✔	
(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: 12 January 2026			
(iii) Date of erection of site notice(s): 12 January 2026			
		Yes	**No**
(c) Site Notice (iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	**Enclosed:**	✔	
If the answer to above is "Yes", state date on which the site notice(s) was erected: 12 January 2026			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			

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	Please tick appropriate box	Yes	No
EIAR **(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	
EIAR Confirmation Notice 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
Natura Impact Statement **(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

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5. Zoning			
(a) Site zoning in current Development Plan or Local Area Plan for the area:	Z1 - Sustainable Residential Neighbourhoods and portion Z3 - Neighbourhood Centres		
(b) Existing use(s) of the site and proposed use(s) of the site:	Derelict Site - formerly in use as a public house		
6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	**Yes**	**No**	
Site Local Map (**a**) Site location map sufficient to identify the land, at appropriate scale.	✔		
Layout Plan (**b**) Layout plan of the proposed development, at appropriate scale.	✔		
Statement of Consistency (**c**) Statement of consistency with the Development Plan	✔		
Please tick appropriate box below to indicate answer	**Yes**	**No**	**N/A**
Statement of Response (**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.	✔		

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Please tick appropriate box below to indicate answer	**Yes**	**No**	**N/A**
Statement of Specified Additional Information (**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.	✔ Refer to Statement of Response to LRD Opinion Report by BMC		

7. Water Services:	**Please tick the appropriate box**	**Yes**	**No**
Evidence of Engagement with Irish Water (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:	✔	
Confirmation of Feasibility Statement (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:	✔	
Statement of Compliance with Irish Water's Standard Details & Codes of Practice (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:	✔	

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8. Traffic and Transport:	**Please tick the appropriate box**	**Yes**	**No**
Traffic/Transportation Impact Assessment (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:	✔	
Travel Plan (b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included:	✔	
9. Taking in Charge:	**Please tick the appropriate box**	**Yes**	**No**
Take in Charge – Site Plan 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:	✔	
10. Maps, Plans and Drawings			
Schedule of Drawings List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Included:	✔	

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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
Design Statement (a) A design statement that addresses the sites location and context and the proposed design strategy.	✔ Refer to RAU Architectural Design Statement	
Schedule of Accommodation/Housing Quality Assessment (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.	✔ Refer to drawing no's FAC-02-XX-XXX-SH-RAU-AR-8001 FAC-02-XX-XXX-SH-RAU-AR-8002 FAC-02-XX-XXX-SH-RAU-AR-8003	
(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✔ Refer to RAU Architectural Design Statement	
(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?	✔ Refer to RAU Architectural Design Statement and Áit Landscape Report	
(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✔ Refer to BMC Planning Report	

	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?	✔	
<u>Demolition of a Protected Structure</u> (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.		✔
<u>Statutory Notices</u> (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.	✔	

12. Breakdown of Housing units:

Apartments		
Unit Type	**No. of Units**	**Gross floor space in m²**
Studio		
1-bed		
2-bed		
2-bed (3 person)*		
2-bed (4 person)*		
3-bed		
4-bed		
4+ bed		
Total		

N/A

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

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

N/A

Student Accommodation			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross Floor Space in m²**
Studio	10	20	270.4 sqm
1-bed	229	229	3,133 sqm
2-bed			
3-bed			
4-bed			
4+ bed			
Total	239	249	3,403.4 sqm

State total number of residential units in proposed development	249 student bedspaces

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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 m²:	7,680.3 sqm
(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:	0 sqm
(i) e.g Parking	
(ii) e.g. Childcare	
(iii)	
(c) State the cumulative gross floor space of the non-residential development proposed in m² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	0 sqm
Class of Development	**Gross Floor Space in m²**
(i)	
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	7,680.3 sqm
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	100%

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