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Planning Department
Dún Laoghaire-Rathdown County Council
Marine Road
Dun Laoghaire
Co. Dublin

16th October 2026

**Large-Scale Residential Development**
**Proposed Amendment Application to**
**Dún Laoghaire-Rathdown County Council**

**Reg. Ref. 311411 (ABP)**
**as amended by Reg. Ref 26A/0163/WEB**

**Development at Baker's Hall (Formerly Baker's Corner),**
**Rochestown Avenue & Kill Avenue, Dun Laoghaire, Co. Dublin**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Baker's Forge Properties Limited, 37 Mount Street Upper, Dublin 2,** to lodge this planning application for amendments under the Large-Scale Residential Development (LRD) process to Dún Laoghaire-Rathdown County Council regarding the development of their site at junction of Kill Avenue and Rochestown Avenue, Deansgrange, Dun Laoghaire, Co. Dublin (known now as Baker's Hall, formerly Baker's Corner).

The request relates to a minor amendment to the permitted LRD Development Reg. Ref 311411 as amended by 26A/0163/WEB. The approved development relates to a mixed student accommodation and neighbourhood centre development.

The amendments now proposed are confined to a localised area at ground-floor level adjacent to Block A, and have arisen principally from ESB operational requirements identified through the detailed design and implementation of the permitted development.

The proposed development comprises an amendment to the permitted Large-Scale Residential Development to consist of:

- The construction of an electrical substation of c. 14 sqm and all associated site works necessary to facilitate the development of the proposed infrastructure.
- All other aspects of the development to remain as permitted. No changes are proposed to overall residential unit numbers.

This application is made in accordance with the details set out in the Planning & Development (Large Scale Residential Development) Regulations 2021 whereby the Planning Authority on 6th October 2026 issued correspondence to the Applicant advising that as per Section 247 (7) of the Planning and Development Act,

2001 (as amended), the Planning Authority considered that no further consultation under Section 32 of the Planning Act was required; the Applicant may proceed with the lodgement of the application for minor amendments to the permitted LRD Development, known as Baker's Hall.

As confirmed with Dún Laoghaire-Rathdown County Council, this LRD Planning Application is submitted via the planning.localgov.ie portal and no further hard or soft copies are requird. We also confirm that a digital copy of all material is available to be viewed by the public at the following website: https://bakershalllrd.ie/esb-substation

The following particulars have been submitted for the Planning Authority's consideration:

| No | Items | Consultant |
|---|---|---|
| 1. | Cover Letter / Planning Statement | Brock McClure Consultants |
| 2. | Applicant Consent to Agent Letter | Applicant |
| 3. | DLRCC Section 247 (7) Letter | Planning Authority |
| 4. | LRD Form 19 | Brock McClure Consultants |
| 5. | Site Notice erected on 16th October 2026 | Brock McClure Consultants |
| 6. | Newspaper Notice – published in Irish Daily Star on 16th October 2026 | Brock McClure Consultants |
| 7. | Site Location Plan | Meitheal Architects |
| 8. | Site Layout Plan | Meitheal Architects |
| 9. | Architectural Layout Plans & Elevations & Sections & Issue Sheet | Meitheal Architets |
| 10. | Engineering Technical Note | OCSC Consultant Engineers |
| 11. | Planning Fee: €5,926.70 | Paid via EFT |

The planning application fee has been calculated on the same basis as the previous LRD amendment application on the site, that being one-quarter of the fee paid on the original application.

*Original fee paid:* ***€23,706.78***

*Calculation:* ***€23,706.78 ÷ 4 = €5,926.70***

*Therefore, the fee payable for this application is* ***€5,926.70***

## SITE LOCATION & DEVELOPMENT CONTEXT

The subject site is known as 'Baker's Hall' and is located at a key junction of Kill Avenue and Rochestown Avenue, Deansgrange, Dun Laoghaire, Co. Dublin.

Construction works are well-underway for the permitted SHD and LRD Amendment at the subject site.

As the development has progressed through detailed design and construction, continued technical coordination and engagement with the relevant statutory service provider has identified the need for an additional substation to service the needs in the area. In particular, the amendments have arisen from ESB operational requirements which must be accommodated to facilitate the servicing and safe operation of the permitted development and the wider area generally.

The proposed amendments are therefore directly associated with the practical implementation of the permitted LRD and are confined to a localised area adjacent to Block A within the development site. They do not alter the overall nature or function of the permitted development, with the residential and non-residential components of the scheme remaining as permitted.

## PLANNING HISTORY

A summary of the planning history pertaining to the subject site is set out below for the convenience of the Planning Authority

**Extension of Duration Permission – Reg. Ref ABP311411/E**

Permission was granted for the extension of duration of the parent permission and the subsequent amendment permisson to March 2032.

**LRD Amendment Permission – Reg. Ref. LRD26A/0163**

Permission was granted by the Planning Authority for revisions to the permitted SHD scheme on site to provide for a total of 300 no. student accommodation units, an extension to the permitted Block A, and minor changes and amendments to aspects of the scheme including material alterations to the elevations.

**SHD Parent Application – Reg. Ref. ABP-311411/-21**

Permission was granted by in January 2022 for a student accommodation development of 276 no. bedspaces with associated facilities, a public house, 2 no. commerica units and an ESB Substation at a site formerly known as Baker's Corner.

## PROPOSED DEVELOPMENT

The proposed development comprises an amendment to the permitted Large-Scale Residential Development to consist of:

- The construction of an electrical substation of c. 14 sqm and all associated site works necessary to facilitate the development of the proposed infrastructure.
- All other aspects of the development to remain as permitted. No changes are proposed to overall residential unit numbers.

The proposed substation on site, will be in addition to the existing substation that has been permitted as part of that SHD/LRD student accommodation development. Both the permitted substation on site, and the additional unit now proposed herein will serve to overall the existing power supply infrastructure in the neighbourhood. The proposed development will consist of the construction of a new electrical substation building and all associated site works, on a site located to the rear of the permitted SHD development, along its eastern boundary, adjacent to the Parish Hall.

This new facility has been engineered to accommodate all required infrastructure as stipulated by the ESB. As is evident from the enclosed architectural drawings prepared by Meitheal Architects, the scheme has been designed to ESB specification, with approved outward opening steel doors, ventilation and an external façade comprising a sand cement render. The roof will comprise of a reinforced concrete flat slab with appropriate weathering membrane and external drainage points.

A swept-path analysis has been carried out by the development's Consultant Engineers OSCS and sufficient access arrangements are provided for for ESB service vehicles. The location of the unit is being provided on an existing hard-standing zone. It is proposed to discharge all the surface water from the proposed building into the already permitted SUDS arrangement on site.

The proposed amendment is therefore minor, localised and technical in nature and are required to facilitate the practical implementation, servicing and safe operation of the permitted development, and does not

represent any fundamental change to the nature, scale, form or overall design approach of the permitted LRD. All other aspects of the development will remain as previously permitted.

## DEVELOPMENT PLAN CONTEXT

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 is the relevant statutory planning context governing the subject site. This Plan will remain valid for 6 years, subject to any review, variations, extensions or alterations made during the lifetime of the permission. The subject site is now put forward in accordance with this Development Plan policy context.

The subject site is zoned '*NC – Neighbourhood Centre*' with an objective '*To protect, provide for and/or improve mixed-use neighbourhood centre facilities.*'

The proposed amendments relate solely to the provision of addition electrical supply infrastructure required to serve the neighbourhood and do not alter the established residential and non-residential uses, quantum of development or overall mix of uses previously permitted on the site. Accordingly, the amendments do not give rise to any change in the permitted development's consistency with the applicable NC zoning objective.

Chapter 8 of the County Development Plan sets out a number of objectives which support the provision, upgrading and reinforcement of the electricity network in cooperation with ESB Networks, and the development prospoal herein is fully aligned with said objectives.

The proposed addition of the ESB substation and associated works arises directly from the operational requirements associated with the provision of electricity infrastructure serving the development and wider neighbourhood and is consistent with this broader policy approach.

Having regard to the limited nature and extent of the proposed amendments, their function in facilitating the servicing and implementation of the permitted development, and the absence of any change to the established uses or development quantum, it is considered that the proposal remains fully consistent with the zoning objective and relevant policy provisions of the Dún Laoghaire-Rathdown County Development Plan 2022–2028.

## ENVIRONMENTAL ASSESSMENT

The proposed development comprises a single-storey substation of approximately 14 sqm, on a site that forms part of a wider development permitted currently under construction.

The proposal is not a class of development listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended). In particular, it does not come within Class 3(b) of Part 2, which applies only to the transmission of electrical energy by overhead cables at 200kV or more. It is not therefore a development for which EIA is mandatory, nor a sub-threshold development requiring preliminary examination under Article 103 of the Regulations.

The proposal is modest in scale, will be located within a site already subject to permitted construction works, and will give rise to no significant emissions, discharges, waste or resource use during construction or operation.

Having regard to the criteria in Schedule 7, including the cumulative effects with the adjoining site permissions, whose environmental effects were assessed at the time of that grant, there is no real likelihood of significant effects on the environment.

With regard to Appropriate Assessment, the site is not within or adjacent to any European site. There is no direct or indirect hydrological or ecological pathway between the site and any European site, and having regard to the nature and scale of the proposal and the absence of any pathway, it is considered that the proposed development, individually or in combination with other plans or projects, including the permissions

on the adjoining site currently being exercised, the proposed development would not be likely to have a significant effect on any European site.

## CONCLUSION

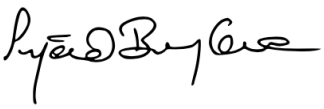
Having regard to the limited and localised nature of the proposed amendments, which arise from the detailed design and implementation of the permitted development, it is considered that the proposal represents an appropriate amendment to the permitted Baker's Hall development and is consistent with the relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2022–2028.

We respectfully request that Dún Laoghaire-Rathdown County Council grant permission for the proposed development.

We confirm that we act for **Baker Forge Properties Limited** and request that all future correspondence in relation to this matter be directed to this office. We trust that you will find everything in order.

We trust that you will find everything in order. If you have any queries, please contact me directly.

Yours sincerely,



**Sinead Bowen-Crowe**
**Brock McClure Planning & Development Consultants**
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