PLANNING APPLICATION FORM

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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: Dún-Laoghaire Rathdown County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	Baker's Hall (Formerly Baker's Corner), Kill Avenue, Rochestown Avenue Dun Laoghaire A96 TD77
Ordnance Survey Map Ref No (and the Grid Reference where available)	3393-14 393-19 Grid Eastings: 722,879 Grid Northings: 727,143

3. Type of planning permission (please tick appropriate box):

[X] 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)	Baker Forge Properties Ltd.
	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)	Baker Forge Properties Ltd.
Registered Address (of company)	22 Windsor Place Dublin 2
Company Registration No.	630089

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

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

8. Person responsible for preparation of Drawings and Plans: [3 & 16]

Name	Brendan Dwyer
Firm/Company	Meitheal Architects

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	Baker Forge Properties Limited intend to apply for permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin. The proposed development comprising amendments to the permitted Strategic Housing Development consists of: • A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units. • The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A. • The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units. • The total number of additional student accommodation units proposed is 24 no. providing a total of 300 no. units on site. 276 units are permitted on site. The proposed development amendment works to Block A also comprise of the :- • Removal of the permitted building overhang at 5th floor level of Block A. • Relocation of a switch room and substation to the north-eastern corner of Block A. • Provision of additional window and escape door to permitted licenced premises on northern elevation. • Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A. • Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm. • Minor amendment of fenestration at 1st-5th floor level on the southern elevation of Block A to accommodate proposed internal rooms. • Additional plant space within permitted commercial units in Block A with a reduction in net internal floor space. • Omission of louvred plant screen on roof level of Block A. • Changes to the materials of the permitted elevations of Block A. • Changes to the permitted development signage on elevations to Block A. The proposed development amendment works to Block B also comprise of the:- • Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm). • Reduction in height of stair core and lift shaft to western stair core of Block B. • Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged. • Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services. • Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space. • Changes to the materials of the permitted elevations of Block B. The proposed amendments to the development will also include a minor increase to the overall height of both permitted blocks (of c. 550 mm) due to building structure design; as well as minor changes to the scheme as agreed at compliance stage including inter alia the reconfiguration of the central open space area to provide for 30 no. car park spaces (unchanged from agreed compliance); and all associated elevational changes, site development and landscape treatment works necessary to facilitate the proposed development and consequent amendments proposed.

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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 X	B. Occupier
	C. Other	

Where legal interest is 'Other', please expand further on your interest in the land or structure.	
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.	

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11. Site Area:

Area of site to which the application relates in hectares	0.483

12. Where the application relates to a building or buildings:

Gross floor space [5] of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	9,168.40
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

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
class1	6613.5
class4	2554.9

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	25	0	0	0	0	38	63
Number of car parking spaces to be provided							Total: 30

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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)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

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.	RECEIVED: 04/03/2026

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.	Development comprises amendments to a permitted Student Accommodation and Commercial development, which do not trigger Part V requirements. For further information please refer to the enclosed Cover Letter and accompanying Planning Report.

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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

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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:

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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:

Reference No.: ABP-311411-21	Date: 16/09/2021
Reference No.:	Date:
Reference No.:	Date:
Reference No.:	Date:

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.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development [13] ?

Yes [ ] No [X].
An Coimisiún 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: S.247 Preplanning Meeting

Reference No. (if any): PAC/LRD1/013/25

Date(s) of consultation:2025-11-04

Persons involved: DLR Planning and Technical Departments Brock McClure - Planning & Development Consultants Meitheal - Project Architects O'Connor Sutton Cronin - Consultant Engineers Keystone - Project Managers/Client & Applicant Representative

20. Services

Proposed Source of Water Supply
Please indicate whether existing or new: Existing [X] New [ ] Not Applicable [ ] Public Mains [X] Group Water Scheme [ ] Private Well [ ] Other (please specify) [ ]   Name of Group Water Scheme (where applicable)

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Proposed Wastewater Management/Treatment
Please indicate whether existing or new: Existing [X] New [ ] Not Applicable [ ] Public Sewer [X] Conventional septic tank system [ ] Other on-site treatment system (Please specify) [ ]

Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [ ] Watercourse [ ] Other (Please specify) [ ] Not Applicable [ ]

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21. Details of Public Notice

Approved newspaper in which notice was published	The Daily Star
Date of publication	03-03-2026
Date on which site notice was erected [17]	03-03-2026

22. Application Fee

Fee Payable [18]	9,046.70
Basis of Calculation	Class 14b - €130 per housing unit (24 no. units) - €3120.00 + Total for proposed amendments (25% of original fee at €23,706.70) - €5,926.70 = €9046.70

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	_____	_____	_____