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: Dublin City Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	site at the former Royal Liver Assurance Retail Park, Old Naas Road Dublin 12
Ordnance Survey Map Ref No (and the Grid Reference where available)	3327-03 3262-23 Grid Eastings: 710,440 Grid Northings: 732,151

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)	The Land Development Agency
	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)	Cormac O'Rourke, John Coleman, Ann Markey, Brian Keogh, Fred Barry, Geraldine Smith, John O'Connor, Seamus Neely, Jenny Connors,
Registered Address (of company)	George's Court 54-62 Townsend St Dublin 2 D02 R156
Company Registration No.	710453

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

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

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

Name	Patrick Phelan
Firm/Company	Henry J Lyons

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	The site is bounded by Kylemore Road (R112) to the west; Old Naas Road to the north; Naas Road (R810) to the south; and "Brooks" (Building Providers) to the east. The development will consist of amendments to a previously permitted mixed-use development (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804, as amended by DCC Ref.:4436/23 and DCC Reg. Ref.: 5050/26). The proposed amendments relate solely to the permitted Blocks B1, B2, C1, C2, D1 and D2 (identified as Phase 2). No amendments are proposed to any other permitted blocks. The proposed amendments consist of: 1. The overall increase of 2 no. units increasing the total overall units from 1196 to 1198. The proposed amended residential development of Block B1, B2, C1, C2, D1 and D2 will consist of a total of 635 no. residential apartments (an increase from 633 no. as permitted), which includes 38 No. Studios, 269 No. 1-Bed, 288 No. 2-Bed- 4-Person and 40 No. 3-Bed- 5-Person, units as follows: • Alteration of Block B1 from a permitted 11-12-storey building providing for 90 no. apartment units to a 10-storey building providing for 107 no. apartments (17 No. Studios, 54 No. 1-Bed, 35 No. 2-Bed- 4-Person, 1 No. 3-Bed). • Alteration of Block B2 from a permitted 10 storey building providing for 90 no. apartment units to a 10-storey building providing for 89 no. apartments (43 No. 1-Bed, 37 No. 2-Bed- 4-Person, 9 No. 3-Bed). • Alteration of Block C1 from a permitted 10-storey building providing for 171 no. apartment units to a 10-storey building providing for 144 no. apartments (47 No. 1-Bed, 88 No. 2-Bed- 4-Person, 9 No. 3-Bed). • Alteration of Block C2 from a permitted 10-storey building providing for 89 no. apartment units to a 10-storey building providing for 98 no. apartments (61 No. 1-Bed, 37 No. 2-Bed- 4-Person). • Alteration of Block D1 from a permitted 9-storey building providing for 87 no. apartment units to a 9-storey building providing for 123 no. apartments (47 No. 1-Bed, 63 No. 2-Bed- 4-Person, 13 No. 3-Bed). • Alteration of Block D2 from a permitted 8-storey building providing for 106 no. apartment units to an 8-storey building providing for 74 no. apartments (21 No. Studios, 17 No. 1-Bed, 28 No. 2-Bed- 4-Person, 8 No. 3-Bed). 2. The reconfiguration of internal layouts of each of the blocks has resulted in the minor shift in the block footprints. The permitted podium between Block B2 and Block C1 is removed with additional public realm and connection to the south proposed. The block amendments result in amendments to permitted communal amenity space with the omission of permitted roof terraces on Blocks C1, C2 and D1 and amendment to existing roof terraces on Block B1 and B2. 3. Façade modifications are proposed to respond to the revised internal layouts including minor relocation of windows, balconies etc., the introduction of additional balconies, amendments to permitted materiality across all blocks and a revised approach to framing and setting of the primary Naas Rd façade. 4. Alteration of the permitted uses and facade at ground floor level and removal of permitted BTR tenant amenity spaces located in Blocks B1, B2, C1 & C2 to provide for a ground floor level that includes: • Blocks B1-B2: 1 no. retail/café/restaurant unit of c.282 sq.m, 1 no. café unit of c. 82 sq.m, 1 no. community unit of c.315 sq.m, an increased creche of c.600 sq.m (relocated from Block D1) with external amenity space of c. 189 sq.m, 1 no. mobility hub of c. 64 sq.m and associated cycle parking, plant areas and entrances. • Block C1-C2-D1-D2: 1 no. retail convenience unit of c.834 sq.m, 2 no. retail/cafe/restaurant units of c.89 sq.m and c.145 sq.m, own door residential units, undercroft parking and associated cycle parking, plant areas and entrances. 5. Alterations to the permitted undercroft and basement parking areas under Blocks B1, B2, C1, C2, D1, & D2 to include for alterations to permitted layouts of car parking, cycle parking, plant, waste stores and substation locations. The reconfiguration of these areas results in proposed car parking for Phase 2 of 510 no. spaces internally (175 below podium & 335 at basement level) and 4 no. external spaces. A total for Phase 2 of 1,016 no. long stay cycle parking spaces (all located in secure stores) and 88 short-stay cycle parking spaces are provided. 6. Amendment of Condition 3 (a) of the parent permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) relating to the Build to Rent (BTR) covenant, and its removal as it relates to Blocks B1, B2, C1, C2 & D1. 7. All associated works to accommodate the proposed changes, including alterations to permitted open spaces, internal roads and paths, waste management, visitor cycle parking, ESB Substation locations and associated ancillary works.

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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.	Applicant is the legal owner of the development lands however some lands included in the application boundary are in the ownership of Dublin City Council.	

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.	Dublin City Council

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11. Site Area:

Area of site to which the application relates in hectares	4.150

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

Gross floor space [5] of any existing building(s) in sq m	61,947.00
Gross floor space of proposed works in sq m	56,009.00
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	53665
class4	2344

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	38	269	288	40	0	0	635

Number of car parking spaces to be provided		Total: 514

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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.	Part V Documentation Provided as part pof pack including a letter from DCC.

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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: 25/09/2026

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.:	5050/26	Date: 03/03/2026
Reference No.:	4436/23	Date: 06/12/2023
Reference No.:	4238/19	Date: 18/10/2019
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: Teams Meetings

Reference No. (if any): LRD9009/26

Date(s) of consultation:2026-04-02

Persons involved: Meetings held 2nd April, 22nd July and 10th Sept 2026. Planners from DCC were Nicola Conlon, Rebecca Greene & Alison Scott.

20. Services

Proposed Source of Water Supply
Please indicate whether existing or new: Existing [ ] New [X] 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 [ ] New [X] 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	Irish Daily Star
Date of publication	24-09-2026
Date on which site notice was erected [17]	24-09-2026

22. Application Fee

Fee Payable [18]	49,843.00
Basis of Calculation	2 No. Additional Units @ €130 = €260 Amendments to 633 Units (reduced LRD rate of €65) = €41,145.00 Amendments to permitted retail/commercial/cafe/creche units (reduced LRD rate €3.60)= €8,438.40

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	_____	_____	_____