

Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended)

# PLANNING APPLICATION FORM



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

June 2023

# PLANNING APPLICATION FORM

## BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

### 1. MANDATORY INFORMATION

This application form is in two parts. Part 1 contains sections requiring mandatory information – these sections are **highlighted** and must be completed. In relation to Part 2, please see (4) below. Please note also that Q.27 is mandatory.

Failure to complete the mandatory sections of 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 mandatory section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

**In order to reduce the risk of your planning application being declared invalid, you are advised to complete and sign off on the validation checklist prior to lodging your planning application.**

### 2. ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Dublin City Council to require supplementary information (i.e. other than mandatory information) in order to determine whether the application conforms with the development plan.

While failure to supply the supplementary information will not invalidate your planning application, it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Dublin City Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

### 3. IT IS VERY IMPORTANT TO NOTE THAT:

- (a) the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal, and**  
**(b) a person shall not be entitled solely by reason of a planning permission to carry out any development**

### 4. DATA PROTECTION

The planning process is an open and transparent one.

All planning application documentation, Observations / Submissions, and the weekly planning lists are made available for public inspection at the Council's offices and on the Council's website under Section 38 of the Planning and Development Act 2000 as amended. This information is processed in accordance with the Planning and Development Act 2000 as amended and is made available to An Bord Pleanála in the case of an appeal under Section 127 of the Planning and Development Act 2000 as amended. There are 2 exceptions to the information being made available to the public and An Bord Pleanála (paper file or website): -

- Part 2 of the planning application form
- The email addresses and telephone numbers of Observations/Submissions

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

**If you are satisfied to receive direct marketing please tick this box.**

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.



An Roinn Pleanála & Forbairt Maoine  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department  
Civic Offices, Wood Quay, Dublin 8  
T. 01 222 0400 E. [planning@dublincity.ie](mailto:planning@dublincity.ie) [www.dublincity.ie](http://www.dublincity.ie)

## PLANNING APPLICATION FORM – Part 1

<b>For Office use only</b>		<b>Plan No:</b>		
Checked by:	History Files		Date Received	
Receipt No.				
Amount	€			

**PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED**

1. Type of application:

Permission  Outline Permission

Retention Permission  Permission on foot of Outline Permission

*Place X in appropriate box.*

Where permission on foot of outline permission is being applied for, quote outline permission Plan No.

2. Postal address of site or building: (if none, give description sufficient to identify):

**Ashtown- Pelletstown, Ashtown, Dublin 15.**

**The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.**

3. Full Name of applicant (not agent), [Please note initials are not acceptable]

**Ruirside Developments Limited**

Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:

Registered address of Company: **Usher House, Main Street, Dundrum, Dublin 14**

Registered Number of Company: **609652**

Names of Company Directors: **Joseph O'Reilly, David Scanlon & Anna Culhane**

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

**Stephen Little & Associates Chartered Town Planners**

Address to be supplied at the end of this form (Question 28)

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.  
(This should correspond with the wording of the newspaper and site notice.)

Ruirside Developments Limited intends to apply for Permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20) and subsequently amended by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3 at this site (c. 3.07ha), at Ashtown-Pelletstown, Ashtown, Dublin 15. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15. The proposed development comprising of minor amendments to elements of Block 1 only of the permitted Strategic Housing Development, as amended, consist generally of the following: – Relocation of the permitted substation and metre room at first floor level of Block 1 from the southern elevation (canal side) to the western elevation of the adjoining café unit, resulting in Reconfiguration and minor reduction (c.7sqm) in gross floor area of the permitted café unit (now c. 143 sqm); External façade changes including the addition of windows to the southern façade; and Relocation of 1no. visitor car parking space to accommodate access to the substation and meter room with associated minor landscape works. Amendments to the ground floor level car park comprising: – Addition of a retail lobby (c. 16.3sqm); and Reconfiguration of the car parking layout, including the replacement of 1no. retail car parking space to 1no. retail accessible car parking space with no overall change to the permitted car parking quantum (419no.) Addition of ventilation louvres to the northern, eastern and western facades of Block 1 and all associated and ancillary site development works. This application does not propose any amendments to the residential element of the permitted scheme. The development otherwise permitted under ABP-307656-20 (as amended) remains the same. This application for the proposed amendments to the consented Strategic Housing Development (ABP-307656-20 and subsequently altered by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3), is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. The Planning Application may be inspected online at the following website: [www.rathborneirdsstationamendment.ie](http://www.rathborneirdsstationamendment.ie)

7. (a). State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.):

Consent of Owners

- (b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

1. Letter of Consent from Rathborne Boulevard Residential GP DAC.
2. Letter of Consent from Castlethorn Developments Rathborne ULC.
3. Letter of Consent from Castlethorn Construction Unlimited Company.

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Address: All at, Usher House, Main Street, Dundrum, Dublin 14

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Refer to enclosed Letter of Consents

*\* If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2226188)*

**8. In the case of CURRENT buildings to be retained on site, please state: N/A**

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m <sup>2</sup> )	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m <sup>2</sup> )

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house\* or part thereof? N/A

(ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership? N/A

(iii) In the case of a habitable house\* please state if occupied and give details of occupancy:

N/A

\*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling *or*
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, *or*
- (c) was provided for use as a dwelling but has not been occupied

**10. In all types of development, please state:**

(a) Total site area 30,700m<sup>2</sup>

(b) Floor area\* of buildings proposed to be retained within site 65,229m<sup>2</sup>

(c) Floor area\* of new buildings proposed within development N/A

(d)(i) Total floor area\* of proposed development (i.e. new and retained) 65,229m<sup>2</sup>

(ii) In the case of existing residential extensions, exempt or not, please state floor area N/A

(e) Floor area\* of buildings to be demolished N/A

(f) Total Non-Residential floor area\* 3,745m<sup>2</sup>

(g) Proposed plot ratio 2.18 (no change to permitted)

(h) Proposed site coverage 35% (no change to permitted)

11. If the proposal involves the provision of Child Care/Crèche facilities please state:

No. child care spaces

N/A

Total floor area\*

N/A

12. In the case of residential developments please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	30	0	325	355	15	0	0	725
No. of carparking spaces to be provided	297no. car parking spaces to serve the residential development (no change to permitted)							297

(b). Total net floor area\*\*

47,242.9 sqm

(c). Total gross floor area\*

61,484 sqm

\* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

\*\*Gross floor area minus common circulation areas

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 m <sup>2</sup>
Residential	61,484 sqm (No change to permitted)
Retail	2,484 sqm (Proposed increase c. 16sqm)
Cafe	143 sqm (Reduction c. 7sqm)
Tenant Amenity	394 sqm (No change to permitted)
Creche	724 sqm (No change to permitted)

14. Fee Payable

€ 438.48

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
14c	€7.20 x 60.9sqm	€ 438.48			€

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published

Irish Daily Star

Date of publication

04 June 2024

Date of erection of site notice(s)

04 June 2024

**16. SOCIAL AND AFFORDABLE HOUSING**

Please tick appropriate box.

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?**

**X**  
(No amendments to residential units proposed)

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”

If the answer to the above is “yes” but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), 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), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

**17. (i) Does the development involve a PROTECTED STRUCTURE (and/or its curtilage) or a proposed PROTECTED STRUCTURE (and/or its curtilage)?**

Yes

No

*Place X in appropriate box*

(If **yes**, the newspaper and site notice must indicate this fact).

**(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?**

Yes

No

*Place X in appropriate box*

**18 (a). Are you aware of any valid planning applications previously made in respect of this land/structure**

Yes

No

*Place X in appropriate box*

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
<b>ABP Ref PL29N.246373 (DCC 3666/15)</b>	<b>21/09/2015</b>
<b>ABP Ref PL29N.308477 (DCC2596/20)</b>	<b>21/10/2020</b>
<b>ABP Ref TA29N.307656</b>	<b>22/07/2020</b>
<b>ABP Ref TR29N.312262</b>	<b>16/12/2021</b>
<b>3802/20</b>	<b>24/11/2020</b>
<b>LRD6029/23-S3</b>	<b>27/01/2023</b>
<b>LRD6039/23-S3</b>	<b>24/08/2023</b>

If a valid planning application has been made in respect of this land or structure in the six 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).

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes

No

Place X in appropriate box

If **yes**, please state An Bord Pleanala Reference No.:

## 19. DEVELOPMENT DETAILS

	YES	NO
<b>Please tick appropriate box</b>		
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?		✓
Does the proposed development require the preparation of an Environmental Impact Statement? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		✓
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area? <i>(See link to National Parks &amp; Wildlife Services map - <a href="#">NPWS Designations Viewer (arcgis.com)</a> ).</i>		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Is the site within a zone of archaeological interest?		✓
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		✓

## 20. 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.

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes

No X

*Place X in appropriate box*

If **yes**, please give details:

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes

X

No

*Place X in appropriate box*

If **yes**, please state date of meeting

03 May 2024

**NOTE:** You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes

X

No

*Place X in appropriate box*

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

**No change to extent of taking in charge permitted areas**

#### 24. Proposed Source of Water Supply

**N/A – As Previously Permitted SHD (ABP Ref. ABP-307656), As Amended By ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 & DCC Reg. Ref. LRD6039/23-S3.**

Existing connection [ ] New mains connection [ ] Private well [ ]

Use of grey or recycled water [ ]

Other (please specify) \_\_\_\_\_

For non domestic developments

Proposed daily flow in cubic metres \_\_\_\_\_ cm/d

Proposed peak flow in litres/second \_\_\_\_\_ l/s

**25. Proposed Drainage System**

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site  
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

**We refer the Planning Authority to the enclosed Drainage Cover Letter, prepared by Waterman Moylan Consulting Engineers**

**26.** Name & Address of person or firm responsible for preparation of drawings:

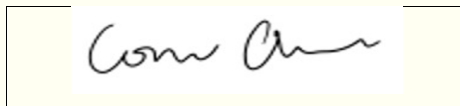
**O'Mahony Pike Architects.**

**The Chapel, Mount Saint Anne's, Milltown, Dublin 6, D06 XN52 Ireland**

\_\_\_\_\_

I, the undersigned, 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 Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

Signature of applicant  
(or his/her agent)



Date

04 June 2024