

# PLANNING APPLICATION FORM

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.

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## PLANNING APPLICATION FORM (Part 1)

**1. Name of Relevant Planning Authority:** South Dublin County Council

### 2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	A site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Actives premises; and to the north by the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works.
Ordnance Survey Map Ref No (and the Grid Reference where available)	3390-16 Grid Eastings: 708,263 Grid Northings: 726,984

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

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:

RECEIVED: 27/05/2026

## 5. Applicant <sup>2</sup>

Name(s)	ARP 4.2 Sustainable Communities (Ireland) Fund
	Contact details of Applicant to be supplied at Question <sup>23</sup>

## 6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Ciaran Burns, Yvonne Connolly, Conor Murphy
Registered Address (of company)	Riverside One Sir John Rogerson's Quay Dublin 2
Company Registration No.	CB No. C545792

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

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

## 8. Person responsible for preparation of Drawings and Plans: <sup>3 & 16</sup>

Name	Lisa Wynne
Firm/Company	Reddy Architecture + Urbanism

## 9. Description of Proposed Development:

<p>Brief description of nature and extent of development <sup>4</sup></p>	<p>The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area. The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 5 No. motorcycle parking spaces; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.</p>
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**10. Legal Interest of Applicant in the Land or Structure:**

<p>Please tick appropriate box to show applicant's legal interest in the land or structure</p>	<p>A. Owner</p>	<p>B. Occupier</p>
	<p>C. Other X</p>	

Where legal interest is 'Other', please expand further on your interest in the land or structure.	Applicant is the owner of the main site, but letters of consent provided by the following for some works: South Dublin County Council, County Hall, Tallaght, Dublin 24. Dublin City Council, Property Management Section, Planning, Property & Economic Development Department, Block 3, Floor 2, Civic Offices, Wood Quay, Dublin 8.
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.	See above See above

### 11. Site Area:

Area of site to which the application relates in hectares	1.320
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### 12. Where the application relates to a building or buildings:

Gross floor space <sup>5</sup> of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	14,976.50
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
class14	10842.5
class14	356.5
class14	162.8

### 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	0	80	85	4	0	0	169
Number of car parking spaces to be provided							Total: 77

**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 <sup>6</sup> (or previous use where retention permission is sought)	Currently mostly greenfield, bar some footpaths and cycle paths.
Proposed use (or use it is proposed to retain)	Residential, class 1/2 commercial and childcare.
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential, class 1/2 commercial and childcare.

**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? <sup>7</sup>	X	

RECEIVED: 27/05/2026

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.

Please refer to Sections 5.8 and 6.10 in the Planning Report and Statement of Consistency.

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 <sup>8</sup> , 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 <sup>9</sup> , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

RECEIVED: 27/05/2026

## 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 <sup>10</sup>		X
Does the proposed development require the preparation of an Environmental Impact Statement <sup>11</sup> ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area <sup>12</sup> ?		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

## 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:

**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.: SD15A0032

Date: 11/02/2015

Reference No.: SD14A0128

Date: 13/06/2014

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 <sup>13</sup> ?**

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 <sup>14</sup> ?**

Yes [X] No [ ]

If yes, please give details: Please refer to Section 1.1 of the Planning Report and Statement of Consistency

Reference No. (if any): LRDOP001/26

Date(s) of consultation: 2026-03-18

Persons involved: Inadequate space provided. Please refer to Section 1.1 of the Planning Report and Statement of Consistency.

## 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)

RECEIVED: 27/05/2026

### 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]	RECEIVED: 27/05/2026
Soakpit [ ]	
Watercourse [ ]	
Other (Please specify) [ ]	
Not Applicable [ ]	

## 21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	25-05-2026
Date on which site notice was erected <sup>17</sup>	25-05-2026

## 22. Application Fee

Fee Payable <sup>18</sup>	25,708.96
Basis of Calculation	Class 14b: 169 No. units x €130 per unit = €21,970.00 Class 14c: 519.3 sq m of non-residential floorspace x €7.20 per sq m = €3,738.96 Total = €25,708.96 See Appendix A of Planning Report and Statement of Consistency.

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	_____	_____	_____