

# 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.

## 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)	21-23 Blackpitts Dublin 8, The site is located south of Donovan Lane, east of Blackpitts and west/north of Greenville Place. D08 P3K4
Ordnance Survey Map Ref No (and the Grid Reference where available)	3253-19 Grid Eastings: 714,850 Grid Northings: 732,965

**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:

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

Name(s)	Blackpitts Residence Unlimited Company
	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)	Eamon Waters, Robert Waters
Registered Address (of company)	12 Merrion Square Dublin 2 Dublin D02H798
Company Registration No.	616918

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

Name	McGill Planning Limited
	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	Mark Walker
Firm/Company	Horan Rainsford Architects

## 9. Description of Proposed Development:

Brief description of nature and extent of development <sup>4</sup>	<p>Blackpitts Residence Unlimited Company intends to apply for planning permission for a Large-Scale Residential Development (LRD) of a Purpose-Built Student Accommodation (PBSA) development at this site of c.0.24ha located at 21-23 Blackpitts, Dublin 8, D08 P3K4. The site is located south of Donovan Lane, east of Blackpitts and west/north of Greenville Place. The proposed development will comprise the following:</p> <ul style="list-style-type: none"><li>• Demolition of the existing commercial/industrial building on site (c. 2,140 sq.m in total).</li><li>• Construction of a Purpose-Built Student Accommodation scheme (c. 7,675 sq.m in total) within one block ranging in height from 4 to 6 storeys (over basement), comprising 217 no. student bedspaces (209 no. single rooms and 4 no. twin rooms) within 32 clusters.</li><li>• Provision of internal communal amenity space at basement and ground level, including parcel room, reception/common area, concierge desk, library/study room, multiuse rooms, laundry room, cinema room, and gym.</li><li>• Provision of external amenity spaces including outdoor courtyard area at ground floor level and external rooftop terrace.</li><li>• A café-restaurant (c. 144.5 sq.m) at ground floor level.</li><li>• Provision of cycle parking at basement and surface levels, a pedestrian and service entrance along Donovan Lane and a pedestrian and bike/service entrances along Blackpitts.</li><li>• Landscaping, boundary treatments, waste management areas, and services provision (including ESB substation), as well as all associated works required to facilitate the development, including connection to the Uisce Éireann network.</li><li>• Plant areas at basement and roof level.</li><li>• Associated public realm improvement works along Donovan Lane and Blackpitts, including alterations to the existing footpaths/public road, provision of 5 no. set-down spaces (including 1no. DAC-compliant space) and 1no. loading bay along Donovan Lane.</li></ul>
--	--

## 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.	The Applicant is the owner of the lands on which the Student Accommodation is planned. Associated public realm improvement works are also proposed along Donovan Lane and Blackpitts, These lands are within the ownership of Dublin City Council. A Letter of Consent from Dublin City Council is enclosed.	
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	

### 11. Site Area:

Area of site to which the application relates in hectares	0.240
---	-------

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

Gross floor space <sup>5</sup> of any existing building(s) in sq m	2,140.00
Gross floor space of proposed works in sq m	7,862.00
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)	2,140.00

### 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	144.5
class14	42.5
class14	7675


**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	213	0	0	0	0	0	213
Number of car parking spaces to be provided							Total: 5

**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)	
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? <sup>7</sup>		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: 23/07/2025

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.

Not Applicable - Purpose Built Student Accommodation

RECEIVED: 23/07/2025

## 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)
---

<p>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:</p>								
<p><b>Are you aware of any valid planning applications previously made in respect of this land/structure?</b></p>								
<p>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:</p> <table border="0"> <tr> <td>Reference No.: 3682/15</td> <td>Date: 02/12/2015</td> </tr> <tr> <td>Reference No.: 2904/05</td> <td>Date: 19/05/2005</td> </tr> <tr> <td>Reference No.: 2179/99</td> <td>Date: 10/12/1999</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> <p>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.</p>	Reference No.: 3682/15	Date: 02/12/2015	Reference No.: 2904/05	Date: 19/05/2005	Reference No.: 2179/99	Date: 10/12/1999	Reference No.:	Date:
Reference No.: 3682/15	Date: 02/12/2015							
Reference No.: 2904/05	Date: 19/05/2005							
Reference No.: 2179/99	Date: 10/12/1999							
Reference No.:	Date:							
<p><b>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development <sup>13</sup> ?</b></p>								
<p>Yes [ ] No [X].          An Bord Pleanála Reference No.: .</p>								

## 19. Pre-application Consultation

<p><b>Has a pre-application consultation taken place in relation to the proposed development <sup>14</sup> ?</b></p>
<p>Yes [X] No [ ]          If yes, please give details: LRD S247          Reference No. (if any): LRD6077/24-S2          Date(s) of consultation: 2024-08-27          Persons involved: Liam Currie</p>



## 20. Services

### Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☒ New ☐ Not Applicable ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify) ☐

Name of Group Water Scheme (where applicable)

### Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☒ New ☐ Not Applicable ☐

Public Sewer ☒ Conventional septic tank system ☐ Other on-site treatment system  
(Please specify) ☐

<b>Proposed Surface Water Disposal</b>	
Public Sewer/Drain <input checked="" type="checkbox"/> Soakpit <input type="checkbox"/> Watercourse <input type="checkbox"/> Other (Please specify) <input type="checkbox"/> Not Applicable <input type="checkbox"/>	

## 21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	22-07-2025
Date on which site notice was erected <sup>17</sup>	22-07-2025

## 22. Application Fee

Fee Payable <sup>18</sup>	15,451.40
Basis of Calculation	<p>Student Accommodation €130 per housing unit 1 housing unit = the fee for 2 bed spaces of student accommodation</p> <p>217 bedspaces/2 =108.5 x €130 = €14,105 Restaurant/Cafe €7.20 per square 187m2 (restaurant ground floor 144.5 sqm &amp; restaurant back of house at basement 42.5) x €7.20 =€1,346.40 Total = €15,451.40</p>

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	_____	_____	_____