




**Form to be included with an application for permission for a  
Large-scale Residential Development (LRD)  
Form 19**

**BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING**

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

**DATA PROTECTION**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

<b>Form No. 19</b>	 <p>Comhairle Cathrach Bhaile Átha Cliath Dublin City Council</p>
--------------------	--

### Part 1

#### 1. Supplementary information to accompany an application for a Large-scale Residential Development

<b>(a) Prospective Applicant's Name:</b> <a href="#">Blackpitts Residence Unlimited Company</a>	
<b>(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)</b>	
Name:	<a href="#">Sean Maguire (Agent)</a>
Correspondence Address:	<a href="#">McGill Planning Ltd. Iconic Offices, Number 9, 9 Pembroke Street Upper Dublin 2 D02 KR83</a>
<b>(c) Person Responsible for Preparation of Drawings and Plans:</b>	
Name:	<a href="#">Mark Walker</a>
Company:	<a href="#">Horan Rainsford Architects</a>



**(d) Declaration:**

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 and Development Act 2000, as amended, and the Regulations made thereunder

**Signature of person authorised to operate on behalf of the Prospective Applicant:**

*Sean Higgins*

**Date:** 23<sup>rd</sup> August 2025

**2. Details of Large-scale Residential Development**

**(a) Address of the proposed Large-scale Residential Development:**

21-23 Blackpitts, Dublin 8, D08 P3K4



### 3. Pre-Application Consultations

**(a) Section 247 Consultation with Planning Authority:**

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority  
reference number:

[LRD6077/24-S2](#)

Meeting date(s):

[27th August 2024](#)

**(b) LRD Meeting with Planning Authority:**

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority  
reference number:

[LRD6077/24-S2](#)

Meeting date(s):

[17th January 2024](#)

**(c) Any Consultation with Prescribed Authorities or the Public:**

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

N/A

### 4. Application Requirements



		Yes	No
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:	X	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: <a href="#">The Irish Daily Star</a>			
(ii) Date of publication: <a href="#">22nd July 2025</a>			
(iii) Date of erection of site notice(s): <a href="#">22nd July 2025</a>			
		Yes	No
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", state date on which the site notice(s) was erected:			
<div><a href="#">22nd July 2025</a></div>			
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	Please tick appropriate box	Yes	No
<b>(c)</b> Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X An EIA Screening Report by MCG is included.
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: <a href="#">n/a</a>		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: <a href="#">n/a</a>		
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: <a href="#">n/a</a>		
<b>(d)</b> Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
<b>(e)</b> Is a Natura Impact Statement (NIS) required for the proposed development?			X
If the answer to above is "Yes", is an NIS enclosed with this application?	Enclosed: <a href="#">n/a</a>		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: <a href="#">n/a</a>		
<b>(f)</b> Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			X



5. Zoning	
(a) Site zoning in current Development Plan or Local Area Plan for the area:	<i>Sustainable Residential Neighbourhoods – Zone Z1: “To protect, provide and improve residential amenities.”</i>
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Commercial Proposed: Student Accommodation

6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
(a) Site location map sufficient to identify the land, at appropriate scale.	X Please see Site location Map		
(b) Layout plan of the proposed development, at appropriate scale.	X Please see Site Layout Plan		
(c) Statement of consistency with the Development Plan	X Please see MCG Planning Report		
Please tick appropriate box below to indicate answer	Yes	No	N/A
(d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	X Please see MCG Planning Report and each consultants' reports		
(e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	X Please see MCG Planning Report		



<b>7. Design</b>			
	<b>Please tick appropriate box</b>	<b>Yes</b>	<b>No</b>
(a) A design statement that addresses the sites location and context and the proposed design strategy.	Please refer to the Architects Design Statement prepared by HRA.	X	
(b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Please refer to the Housing Quality Assessment prepared by HRA	X	
	<b>Please tick the appropriate box</b>	<b>Yes</b>	<b>No</b>
<b>8. Water Services:</b>			
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)	Included: Please refer to the Civil Planning Report prepared by JJ Campbell & Associates Civil and Structural Engineers	X	
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)	Included: Please refer to Appendix D of the Civil Planning Report prepared by JJC for the CoF and Statement of Design Acceptance.	X	
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include Statement)	Included: Please refer to the Civil Planning Report prepared by JJC for the SoDA	X	



9. Traffic and Transport:	Please tick the appropriate box	Yes	No
(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Enclosed: Please refer to the Traffic and Transport Assessment prepared by Akins	X	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included: Please refer to the Mobility Management Plan prepared by Akins	X	
10. Taking in Charge:	Please tick the appropriate box	Yes	No
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Enclosed:	X Please refer to taking charge drawing by Akins	
11. Maps, Plans and Drawings			
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Enclosed: Please refer to the 'List of Enclosures' submitted with this application	X	

## 12. Large-scale Residential Development Details:

**Note:** If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer to the Architects Design Statement prepared by HRA.	

Please tick appropriate box:	Yes	No
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Landscape pack prepared by JBA</p>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Architectural drawings by HRA</p>	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Engineering Pack prepared by JJC.</p>	
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		<p style="text-align: center;">X</p>
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		<p style="text-align: center;">X</p>
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?  If "Yes", give details of the specified information accompanying this application.	<p style="text-align: center;">X</p> <p style="text-align: center;">Please refer to the Opinion Response chapter which is contained within the Planning Report by MCG Planning</p>	



### 13. Breakdown of Housing units:

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio		
1-bed		
2-bed		
2-bed (3 person)*		
2-bed (4 person)*		
3-bed		
4-bed		
4+ bed		
Total		

*\* see Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (as amended)*

Houses		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		



Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m <sup>2</sup>
Studio			
1-bed (Single Room)	209	209	3,066m <sup>2</sup>
2-bed (Twin Room)	4	08	121m <sup>2</sup>
3-bed			
4-bed			
4+ bed			
Total	217	217	3,186 m <sup>2</sup>

State total number of residential units in proposed development	217 student bed spaces (209no. single rooms and 4no. twin rooms, 213no. rooms in total),
---	---

13. LRD Floor Space	Gross Floor Space in m <sup>2</sup>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	7675 sqm (including communal hallways, stair cores etc)
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	512 sqm (communal internal amenity space)
(c) State the cumulative gross floor space of the non-residential development proposed in m <sup>2</sup> including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	187 sqm (Restaurant/Café)



14. Class of Development	Gross Floor Space in m <sup>2</sup>
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	7,862sqm
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	97.6%
(f) Express (c) as a percentage of (d):	2.4%
(e) plus (f)	100%

<b>Planning Authority Official Use only:</b>	
<b>15) Planning Reference:</b>	
<b>Planning Authority Stamp:</b>	



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

## **APPENDIX A – CONFIRMATION OF PAYMENT**



## Payment Confirmation

### Payment details

Amount	EUR 15,451.40
My statement message	Dublin City Council
Payee message	Blackpitts LRD
Payment option	Standard
AIB reference no	██████████MQB12
Payment status	Completed
Date	21/07/2025
Fee CCY	EUR
AIB fee	0.00
AIB fees paid by	You
Other fees paid by	Payee

### Payer details

Name	BLACKPITTS RESIDENCE (ARBATAX)
Currency	EUR
Account	██████████#053

### Payee details

Name	DCC
Account	IE41AIBK93208680134597
Payee address	Civic Offices, Wood Quay, Ireland
Payee bank details	IE41AIBK93208680134597 AIBKIE2DXXX Ireland



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

## **APPENDIX B – DCC Letter of Consent**





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Environment and Transportation Department,  
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach  
An Ché Adhmaid, Baile Átha Cliath 8  
T.(01) 2222046 E: [transportplanning@dublincity.ie](mailto:transportplanning@dublincity.ie)

Blackpitts Residence Unlimited Company  
12 Merrion Square  
Dublin 2  
D02 H798

9<sup>th</sup> June 2025

**Re: Letter of Consent to Planning Application**

**RE: Planning Application for a Proposed Large Scale Residential Development (LRD) Comprising Student Accommodation at 21-23 Blackpitts, Dublin 8.**

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the roadway and footpath of Donovan Lane and Blackpitts / Greenville Avenue, Dublin 8 (as indicated hatched BLUE on attached drawing No. 675-HRA-XX-ZZ-DR-A-P603).

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,

Dermot Collins

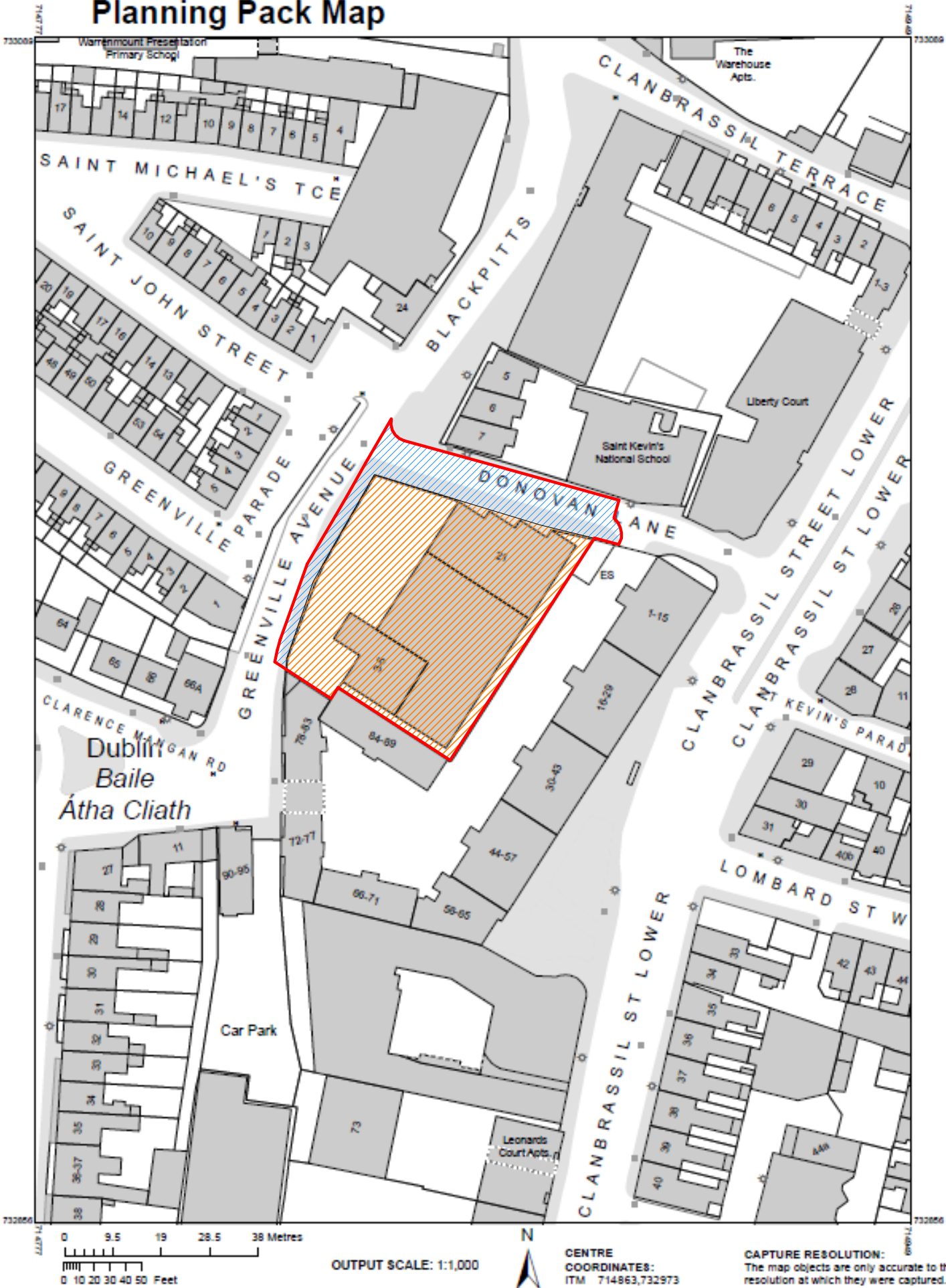
Executive Manager

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8. Éire  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222

[www.dublincity.ie](http://www.dublincity.ie)

Planning Pack Map



COMPILED AND PUBLISHED BY:  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

All rights reserved.  
No part of this publication may  
be copied, reproduced  
or transmitted in any form  
or by any means without the prior  
written permission of  
the copyright owners.

Ordnance Survey maps  
never show legal property  
boundaries, nor do they  
show ownership of physical  
features.

© Suirbhéireacht Ordnáis Éireann,  
2022  
© Ordnance Survey Ireland, 2022  
[www.osi.ie/copyright](http://www.osi.ie/copyright)

Unauthorised reproduction  
infringes Ordnance Survey Ireland  
and Government of Ireland  
copyright.

The representation on this map  
of a road, track or footpath  
is not evidence of the existence  
of a right of way.

OUTPUT SCALE: 1:1,000

CENTRE  
COORDINATES:  
ITM 714863,732973

PUBLISHED: 18/11/2022  
MAP SERIES: 1:1,000

ORDER NO.: 50303416\_1  
MAP SHEETS: 3263-19

CAPTURE RESOLUTION:  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture  
scale.  
Further information is available at:  
<http://www.osi.ie>; search 'Capture Resolution'  
LEGEND:  
<http://www.osi.ie>; search 'Large Scale Legend'



23.05.2025



Land in Ownership of Client



Land in Ownership of Client



Site subject of Application

REV.	DATE	DETAILS
------	------	---------

PROJECT:	Blackpitts Student Housing
----------	----------------------------

ADDRESS:	Blackpitts
----------	------------

STAGE:	Planning - LRD Stage 3
--------	------------------------

SHEET TITLE:	Land Ownership OS Map
--------------	-----------------------

DRAWN BY:	MW	SCALE	1 : 50
-----------	----	-------	--------

CHECKED BY:	CdB
-------------	-----

FILE NAME:

CODE	VOLUME	TYPE	SHEET	REVISION
675-HRA-XX-ZZ-DR-A-			P603	
COMPANY	LEVEL	ROLE	SUITABILITY	

horan rainsford  
architects

36 Main Street  
Blackrock  
Dublin A94 EBH1

t 01 7642404  
info@horanrainsford.ie  
www.horanrainsford.ie

PRACTICE  
MEMBER

RIAI



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

## **APPENDIX C – Statement of Design Acceptance**

Marcus Wallace  
JJ Campbell & Assoc  
F1 Nutgrove Office Park  
Rathfarnham  
Dublin 14  
D14 A895

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Uisce Éireann  
PO Box 448  
South City  
Delivery Office  
Cork City

[www.water.ie](http://www.water.ie)

2 April 2025

**Re: Design Submission for Warehouse Site, Blackpitts, Dublin 8, Dublin (the  
“Development”)  
(the “Design Submission”) / Connection Reference No: CDS24009260**

Dear Marcus Wallace,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Uisce Éireann’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Alicia Ros Bernal

Email: [ailciarosbernal.bernal@water.ie](mailto:ailciarosbernal.bernal@water.ie)

Yours sincerely,



**Dermot Phelan**  
**Connections Delivery Manager**

**Stiúrthóirí / Directors:** Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

**Oifig Chláraithe / Registered Office:** Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

## Appendix A

### Document Title & Revision

- C1 - Basement Plan
- C2 - GF Plan - Foul and Storm
- C3 - GF Plan – Watermain
- C7 - Sections

### Additional Comments

Foul sewer pipe materials shall be specified at the Connection Application stage, in accordance with Section 3.13 of the Wastewater Code of Practice.

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.*