

[REDACTED]

RZLT Map,
Active Land Management Unit,
Planning Property & Economic Development Department Block 4,
Floor 2 Civic Offices Wood Quay,
Dublin 8,
D08 RF3F

[REDACTED]

Date: 28th March 2025

Issued by Registered Post

Att: Residential Zoned Land Tax Team

Re: Daneswell Place, [REDACTED] RZLT Submission

Dear Sir / Madam,

Please find enclosed submission in relation to deferral of the residential zoned land tax (RZLT) in for the above referenced properties.

This submission relates to the [REDACTED] and the draft 2026 map.

Please do not hesitate to contact us if you have any queries in relation to the enclosed submissions.

Yours faithfully,

[REDACTED]
For and on behalf of [REDACTED]

PLANNING DEPARTMENT

31 MAR 2025

RECEIVED

DANESWELL PLACE
RESIDENTIAL ZONED LAND TAX SUBMISSION
28TH MARCH 2025



DANESWELL PLACE

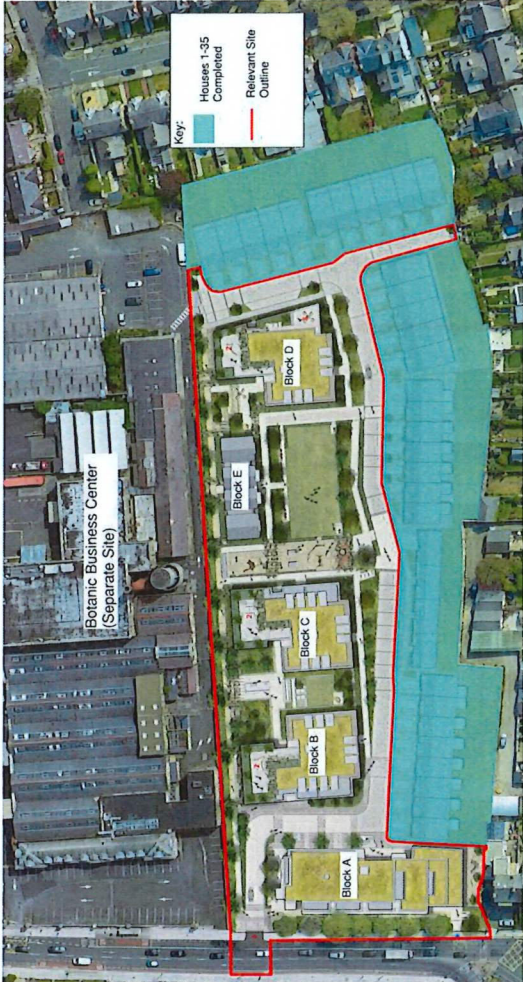
GLASNEVIN • DUBLIN 9

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1.1 Introduction

Daneswell Place is a residential development comprising of 35 number dwellings and 168 number apartment units located in Glasnevin, Dublin 9. The **total site area** comprises of circa 2.02 hectares of which the first phase, in relation to the 35 houses is complete. The remainder of the site, phase 2 of the development, comprising of 168 number apartment units across five blocks (blocks A-E) is currently under construction with a development area of 1.16 hectares. Phase 2 is the subject of this submission as phase 1 dwellings are completed and subject to Local Property Tax.

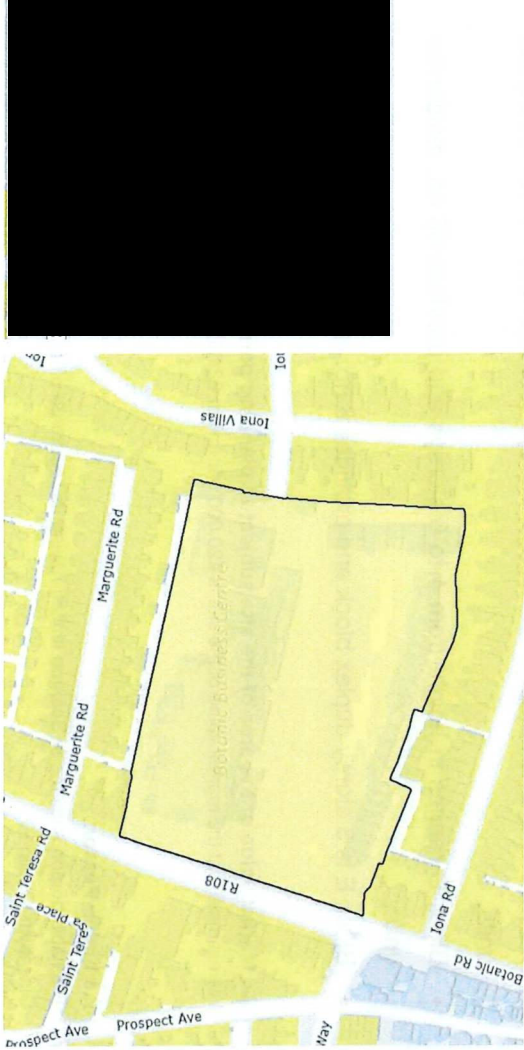


Daneswell Place CGI Render of Existing Dwellings on LHS of Figure and Apartments to the RHS and Background of Figure

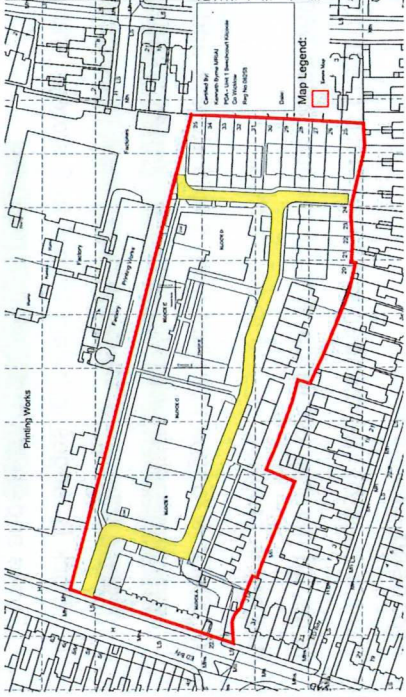
1.2 Residential Zoned Land Tax Map

The Residential Zoned Land Tax (RZLT) map is provided below which encompasses the relevant site area which is in the ownership of the liable person within the meaning of section 653P and 653V of part 22A of the Finance Act 2021 and 2024 amendments to the act.

The below map is not reflective of the land ownership area of the liable person as the site immediately to the North known as the "Botanic Business Centre" is not related to the development site. Please refer to the folio maps provided which indicates the exact site area in the ownership of the liable person. The site area indicated as 3.7 Hectares on the map published by the local authority is therefore only partially applicable to the development site. We have included the relevant site areas as part of this submission.



Dublin City Council RZLT Final Map 2025



Folio Estate Map

1.3 Commenced Works

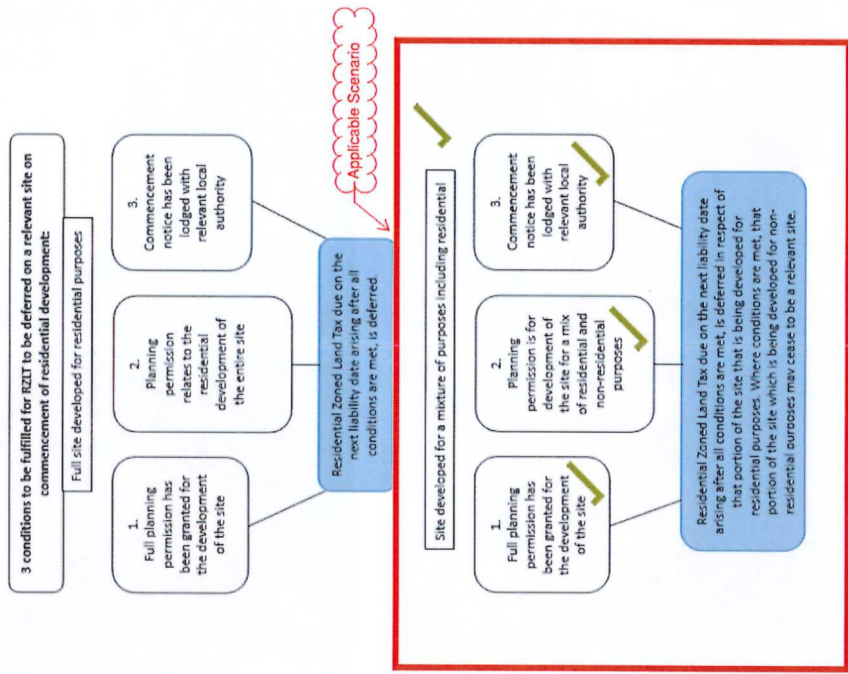
Works have commenced to blocks A-E which are all the applicable residential units on the relevant site. Works commenced under the granted planning permission reference ABP 315062-22 and DCC Ref: LRD6001/22-S3A.

We are preparing this submission for a deferral in relation to the RZLT on commencement of development.

2.1 RZLT Deferral & Legislation

As per part 22A of the Finance Act 2021 and 2024 amendments to the act, we have prepared this submission to seek a deferral of the Residential Zoned Land Tax for the development under section 653AGA of the 2024 amended act and section 653AH of the act and the Tax and Duty Manual guidance issued by Revenue.

11.4 Deferral of RZLT on commencement of residential development



85

2.2 Granted Planning

Planning was granted for the development on the 06th March 2023 reference ABP 315062-22 (DCC Ref: LRD6001/22-S3A) which included 168 units across five blocks A-E. The granted planning incorporates a Crèche, café, residential amenity space, and a management suite to the ground floor of block A (facing onto botanic road) and a residents Gym to block B as outlined in the planning description that follows. We would note that the area subject to RZLT relates to residential only so the commercial space highlighted in the planning description following along with the public open space areas would be excluded.

2.3 Planning Description.

Proposed Development:

Construction of 168 number apartment units (12 number studios, 72 number one-beds, 68 number two-beds, and 16 number three-beds) within five number blocks ranging in height from one to six storeys.

- Block A ranges in height from 1 to 5 storeys and provides 28 no. residential units, a crèche (c. 235.6sqm), café (c. 77.4sqm), resident amenity space (c. 193.8sqm) and an amenity management suit (c. 43.8sqm)
- Block B ranges in height from 5 to 6 storeys and provides 40 no. residential units and a resident's gym (c. 109sqm).
- Block C ranges in height from 5 to 6 storeys and provides 44 no. residential units.
- Block D ranges in height from 4 to 6 storeys and provides 48 no. residential units.
- Block E is 3 storey duplex block and provides 8 no. residential units.

2.4 Market value of the area of the site subject to planning permission:

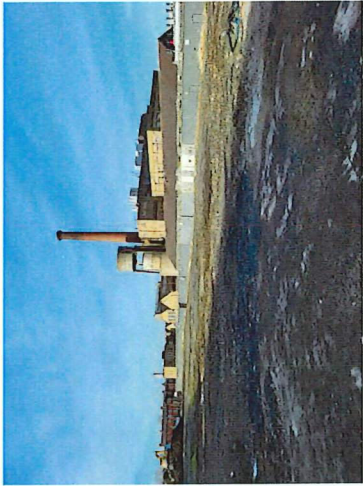
2.5 Liable Person:

The liable person shall mean

3.1 Commencement Notices

Works commenced onsite on the 15th January 2024 for blocks D&E followed by blocks A, B&C in April 2024 .

Notification of the Commencement notices for each block onto the Statutory Register was as follows:



Site Cleared 15/01/24

3.2 Site Status & Programme

Block E:

This block consists of 8 units, 4 number ground floor apartment units and 4 number 3 bed duplex units and is approximately 95% complete. Block E is programmed for completion in mid May 2025 subject to ESB providing power to the units. The block is 95% complete to date.



Front Elevation Block E 10/03/25



Rear Elevation Block E 10/03/25

Block D:

This block consists of 48 number apartment units and is approximately 80% complete. This block is programmed for completion in June 2025.



Front Elevation Block D 10/03/25

Block B&C:

Blocks B & C consist of 84 number (total) apartment units over a shared basement. Works are progressed to 5th Floor level in relation to the concrete frame. Both blocks are programmed for completion in early January 2026.



Block B&C Concrete Frame to 5th Floor Level 10/03/25



Block A Foundations 10/03/25

Block A:

This block consists of 28 number apartment units and is currently at foundation level with concrete pads and rising elements being installed. This Block is programmed for completion in January 2026.

4.1 Residential Zoned Land Tax ("RZLT") Relevant Information

1	Company name
2	Address of relevant site
3	Planning permission reference number
4	Date planning permission was granted
5	Expiry date of planning permission
6	Market value of the area of the site subject to planning permission
7	Folio number associated with the relevant site
8	Parcel ID associated with the relevant site (as per local authority map)
9	Size of site in hectares
10	Name of local authority
11	Nature of ownership of relevant site (e.g., freehold interest/leasehold interest)

4.1 Appendices

Planning Grant

- Daneswell Place - ABP Order

Drawings & Folios

- Daneswell Place Block E - Estate Plan - Map 00 - Rev B
- PDA - Block E - Declaration of ID – Signed

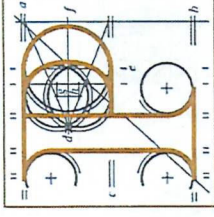
Commencement Notices – Notification of Entry onto the Statutory Register

- Daneswell_Place_Block_A
- Daneswell_Place_Block_B_and_C
- Daneswell_Place-Apartments-Block_D
- Daneswell_Place-Apartments-Block_E

Our Case Number: [REDACTED]

Planning Authority Reference Number: LRD6001/22S3A

Your Reference: [REDACTED]



An
Bord
Pleanála

Date: 07 MAR 2023

Re: 168 no. apartments and all associated site works.

Site at Daneswell Place, former Printworks/Smurfit Site, Botanic Road, Glasnevin, Dublin 9.
(www.daneswelllrd.ie)

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

A further enclosure contains information in relation to challenges by way of judicial review to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Yours faithfully,

[REDACTED]

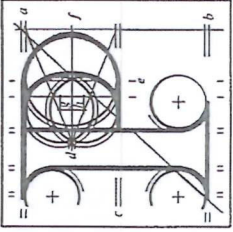
Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maolbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Bord
Pleanála

Board Order



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: [REDACTED]

Appeal by Caoimhe Rose of 7 Daneswell Place, Glasnevin, Dublin against the decision made on the 13th day of October 2022 by Dublin City Council to grant subject to conditions a permission to [REDACTED]

[REDACTED] in accordance with plans and particulars lodged with the said Council:

Proposed Development:

Construction of 168 number apartment units (12 number studios, 72 number one-beds, 68 number two-beds, and 16 number three-beds) within five number blocks ranging in height from one to six storeys.

- Block A ranges in height from one to five storeys and provides 28 number residential units.
- Block B ranges in height from five to six storeys and provides 40 number residential units.
- Block C ranges in height from five to six storeys and provides 44 number residential units.



- Block D ranges in height from four to six storeys and provides 48 number residential units.
- Block E is 3 storey duplex block and provides eight number residential units.

All residential units are provided with associated private balconies and terraces to the north, south, east and west.

The proposal also includes a creche (circa 235.6 square metre), café (circa 77.4 square metres), resident amenity space (circa 193.8 square metres), and an amenity management suite (circa 43.8 square metres) in Block A and a resident's gym (circa 109 square metres) in Block B.

Vehicular, pedestrian and cyclist accesses will be from Botanic Road. The proposal also includes the replacement of the existing vehicular access from Botanic Road at the south-western corner of the site with a pedestrian and cyclist access.

The proposal will also include car, bicycle and motorcycle parking at surface and basement level, all associated site development works, public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision including Electricity Supply Board substations will be provided.

The proposed development will consist of amendments to the development permitted on site under Dublin City Council Register Reference [REDACTED] as amended by Dublin City Council Register References [REDACTED] which are constructed and currently under construction) and extended by Dublin City Council Register Reference [REDACTED] all located at Daneswell Place, [REDACTED] Botanic Road, Glasnevin, Dublin 9.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) The location of the site on lands with a zoning objective for residential development;
- (b) the policies and objectives as set out in the Dublin City Development Plan 2022-2028;
- (c) the nature, scale and design of the proposed development;
- (d) the pattern of existing development in the area;
- (e) the provisions of Project Ireland 2040 National Planning Framework;
- (f) the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2022;
- (g) the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018;
- (h) the submissions and observations received; and
- (i) the Planning Inspector's report.



It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening:

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment which comprises a built-up urban area, the distances to the nearest European Sites, and the hydrological pathway considerations, submissions on file, the information submitted as part of the applicant's Appropriate Assessment Screening documentation and the Inspector's report. In completing the screening exercise, the Board agreed with and adopted the report of the Inspector and that, by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the Conservation Objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment

The Board completed a screening determination of the proposed development and considered that the Environmental Impact Assessment Screening Report submitted by the applicant, identifies, and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.


Having regard to:

- The nature and scale of the proposed development, which is below the threshold in respect of Class 10(b) and 15 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,
- The location of the site on lands zoned Z1 with the associated land use objective to protect, provide and improve residential amenities. in the Dublin City Development Plan 2022-2028. The development plan was subject to a strategic environmental assessment in accordance with the SEA Directive (2001/42/EEC).
- The location of the site within the existing built up urban area, which is served by public infrastructure, and the existing pattern of development in the vicinity.
- The guidance set out in the "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development", issued by the Department of the Environment, Heritage and Local Government (2003),
- The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, and
- The features and measures proposed by the applicant envisaged to avoid or prevent what might otherwise be significant effects on the environment, including measures identified in the Outline Construction Environmental Management Plan, Outline Construction Management Plan, the Operational Waste and Recycling Management Plan, Specific Flood Risk Assessment and Appropriate Assessment Screening.

In conclusion, having regard to the absence of any significant environmental sensitivity in the vicinity and the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development and that the preparation and submission of an environmental impact assessment report would, not therefore, be required.

Conclusions on Proper Planning and Sustainable Development:

The Board considered that the proposed development is compliant with the relevant provisions of the Dublin City Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 22nd August 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows: -
 - (a) The proposed three number 'J1' Juliet Balcony windows on the eastern elevation of ground floor Units B.00.03 and B.00.04 shall be replaced with fixed window selection that are fitted with louvres or other appropriate screening.
 - (b) The proposed two number 'J1' Juliet Balcony windows on the eastern elevation of first floor Unit B.01.03, second floor unit B.02.03, third floor unit B.03.03 and fourth floor unit B.04.03 shall be replaced with fixed window selection that are fitted with louvres or other appropriate screening.
 - (c) The proposed 'J3' Juliet Balcony window serving the bedroom on the eastern elevation of Unit B.01.02 at first floor level, unit B.02.02 at second floor level unit B.03.02 at third floor and unit B.04.02 at fourth floor level shall be replaced with fixed window selection fitted with louvres or other appropriate screening.

- (d) The window serving the combined kitchen, living and dining rooms on the eastern elevation of units B.01.02 at first floor level unit B.02.02 at second floor level, unit B.03.02 at third floor unit B.04.02 at fourth floor level should be omitted and replaced with a high level window only.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of privacy and residential amenity.

3. (a) Pedestrian access to the public open space areas shall be permanent, open 24 hours a day, with no gates or security barrier at the entrance to the development or within the development in a manner which would prevent pedestrian access.
- (b) Prior to the occupation of any residential unit, the developer shall ensure that the public open spaces, as outlined in the site layout plan and landscape drawings shall be fully completed and open to the public.

Reason: In the interests of social inclusion and to secure the integrity of the proposed development including open spaces.

4. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interests of visual amenity and to ensure an appropriate high standard of development.



5. Prior to commencement of the development, details of all areas of boundary treatment, play equipment and planting, shall be submitted to, and approved, by the planning authority. Boundaries and areas of public communal open space shown on the lodged plans shall be landscaped in accordance with the landscape scheme submitted with this application, unless otherwise agreed in writing with the planning authority. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

6. Prior to commencement of development the applicant shall agree in writing with the planning authority the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Reason: In the interests of place making and visual amenity.

7. The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned, segregated by use and how the car park shall be continually managed.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units and to prevent inappropriate commuter parking.



8. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations or points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points or stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations or points have not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the planning authority prior to the occupation of the development.

Reason: To provide for and or future proof the development such as would facilitate the use of electric vehicles.

9. Electric charging facilities shall be provided for bicycle parking within the scheme. Plans and particulars showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of sustainable travel and residential amenity.

10. The hours of operation of the proposed café use shall be restricted to between 0700 hours and 2000 hours, Monday to Sunday, unless otherwise agreed with the planning authority.

Reason: In the interests of orderly development and the amenities of the area.

11. Prior to the commencement of development, details of extraction and ventilation and effective control of emissions shall be submitted to, and agreed in writing with, the planning authority. The café shall not be used as a take-away.

Reason: In the interests of public health and the amenities of the area.

16. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

17. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

18. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

12. Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Public Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development and installation of lighting. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

13. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless agreed in writing with the planning authority.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

14. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

15. Prior to commencement of development, the developer shall enter into water and or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

19. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction and demolition waste.

Reason: In the interests of public safety and residential amenity.

20. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.



21. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

22. All of the permitted house or duplex units in the development, when completed, shall be first occupied as a place of residence by individual purchasers who are not a corporate entity and/or by persons who are eligible for the occupation of social or affordable housing, including cost rental housing. Prior to commencement of development, the applicant or any person with an interest in the land shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect. Such an agreement must specify the number and location of each house or duplex unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

23. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge

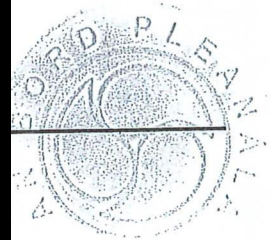
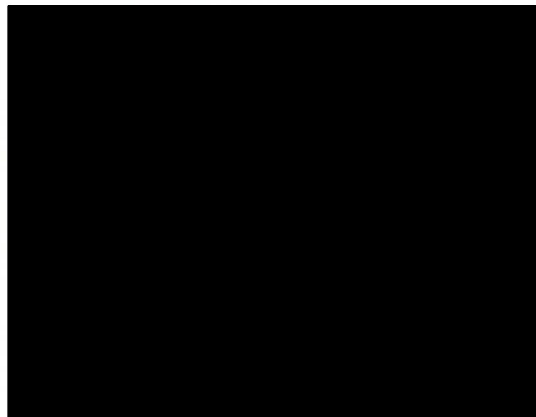
24. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



25. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Dated this

11

day of

March

2023

Map No : 00 - Estate Plan - Daneswell Place

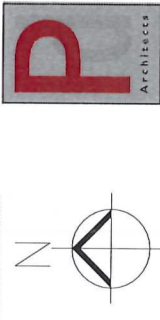
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Map Series:
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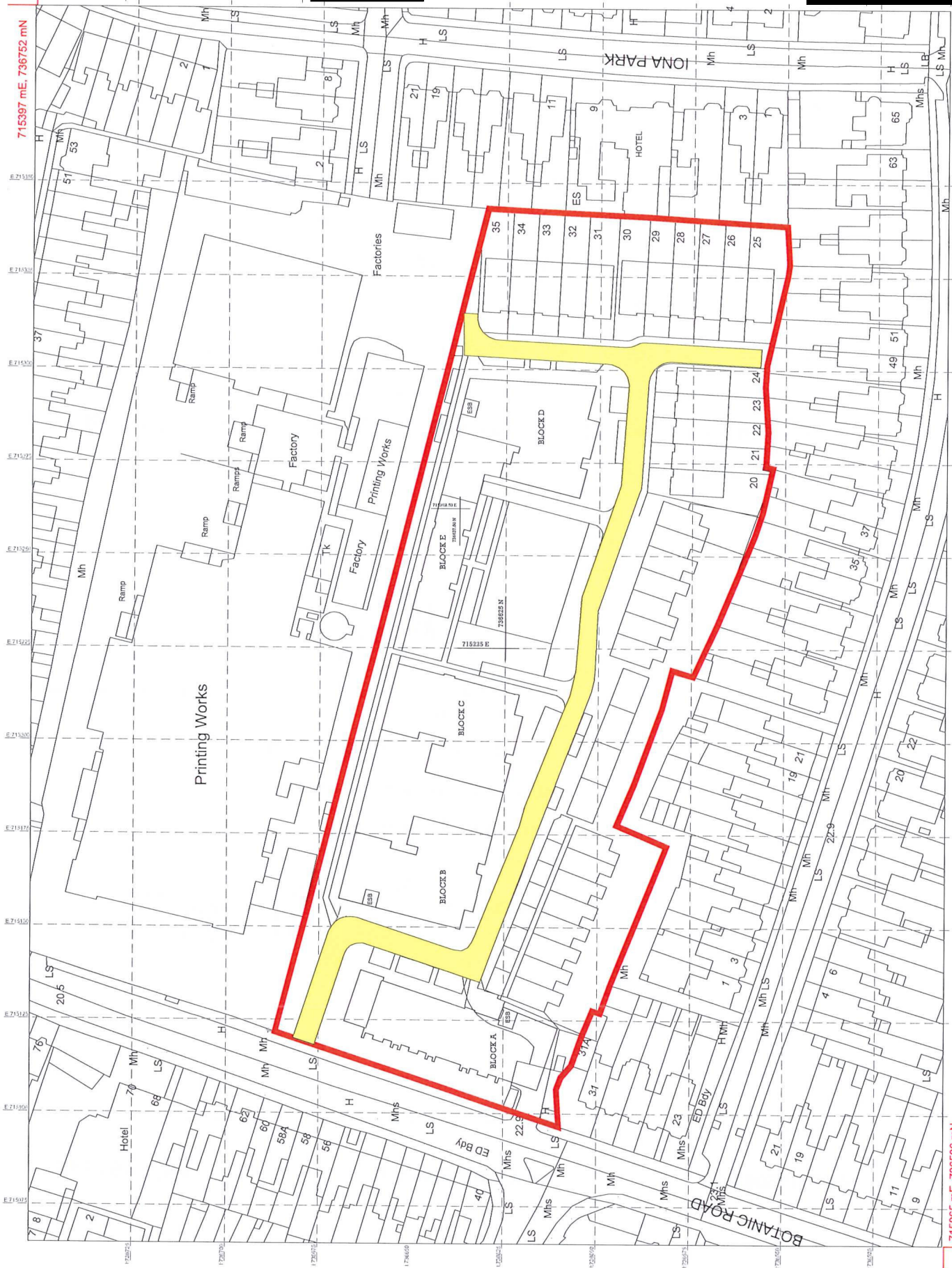
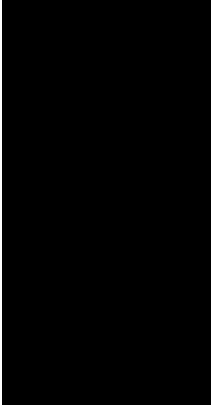
Map Sheets:
3197-14 , 3197-15

Ordinance Survey Ireland Licence
No. 25312609

DEVELOPMENT NAME: DANESWELL PLACE
ADDRESS: 51-71 BOTANIC ROAD, DUBLIN 9
COUNTY: DUBLIN



Map Legend:
 Estate Map



715065 mE, 736506 mN

BLOCK E, DANESWELL PLACE, BOTANIC ROAD, DUBLIN 9
STATUTORY DECLARATION OF IDENTITY

[REDACTED] being a member of The Royal Institute of Architects of Ireland, aged eighteen years and upwards do solemnly and sincerely declare as follows:-

1. I have been retained by Scanron Limited (the "**Company**") in connection with the residential development known as Daneswell Place, Glasnevin, Dublin 9 (the "**Development**") more particularly shown outlined in red on the Plan annexed to this Declaration (the "**Plan**").
2. I am familiar with the Development having inspected same for the purposes of preparing this Declaration of Identity and this declaration of identity specifically relates to the residential units known as [REDACTED] (inclusive) Block E, Daneswell Place, (the "**Dwellings**") comprised within the Development.
3. I say that I have carefully examined the following documents
 - 3.1 Folio with Filed Plan Folio [REDACTED]
 - 3.2 Folio with Filed Plan Folio [REDACTED]
 - 3.1 to 3.2 together (the "**Folios**").
4. From a careful inspection of the Folios referred to at paragraph 3 above, I confirm that :-
 - 4.1 The Development is wholly comprised within the boundaries of the Folios referred to at paragraph 3 above.
 - 4.2 The Dwellings to be constructed on the Development will be comprised within Folio [REDACTED] referred to at paragraph 3.1 above.
5. The construction of the Dwellings is permitted by Planning Permission Reg Ref ABP 315062-22 dated the 6th March 2023 (the "**Planning Permission**").



6. I am satisfied that the Development directly abuts Botanic Road, a public road which has been taken in charge by the local authority and the Dwellings when constructed can be accessed over an access road already constructed comprised within Folio [REDACTED] referred to at paragraph 3.2 above.
7. I further say that the main water supply, foul drainage, storm and surface water (the "Services") and all utilities required for use and enjoyment of the Dwellings are located entirely within the boundaries of the Folios referred to in paragraph 3 to the point where they enter the public supply and the Services required are available for the Dwellings within the Development.
8. I make this solemn declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1938 for the benefit of Purchasers of the Dwellings referred to in paragraph 2 above their successors, assigns and charges .

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

XTM Center Point Co-Ordinate: 715228, 730593

1.1020

3197-14 : 3197-15

Ordinance Survey Ireland Licence
No. 25312059

Certified By:
 Kenneth Dyma Kaptaj
 PCA - Unit 1 Bouchmont Kiosk
 City of Windsor
 1940 N. DIXIE

Continued

Map Legend:

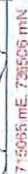
1990

0 10 20 30 40 50 m

SCALE 1:1000

THIS IS A COMPUTER GENERATED MAP
COPYRIGHT ORDNANCE SURVEY IRELAND AND
GOVERNMENT OF IRELAND

PROJECT: DANESWELL PLACE
DATE: Oct 2023
DRAWN: KByrne
SCALE: 1:1000 @ A3
DWG REF: Estate Plan Map



715380 mE, 736750 mN



Tallie Éireann
Clárach, Laidhúil
Súil, agus
Rialaithe, Váil,
Súil, agus
Súil, agus

Folio: DN205063F

This map should be read in conjunction with the folio.

Tallie Éireann (TÉ) Registration mapping is based on T&E Surveying mapping. Where T&E Registration maps are printed at a scale that is larger than the T&E Surveying scale, accuracy is limited to that of the T&E Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to T&E Registration maps, see www.tallie.ie

This map incorporates T&E Surveying map data under licence from T&E. Copyright © Tallie Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- Sub-Leasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tallie Éireann Registration operates a non-conclusive boundary system.

The T&E Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a T&E Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



715060 mE, 736480 mN
Date Printed: 11/02/2025

Creation Date: 11 February 2025 11:18:48

Application Number: P2025LR017965Q



The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine
Folio: DN242144F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.pra.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
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Burdens (may not all be represented on map)

- Right of Way / Wayleave
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A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

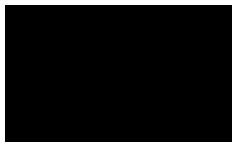
1:1000 Scale
Page 6 of 6



NOTIFICATION OF ENTRY ONTO REGISTER - 7 DAY NOTICE

County: Dublin City Council

To:



Date of Receipt of Notice: 22/04/2024 10:00pm

Date Entered onto Register: 23/04/2024

7 Day Notice Number :



Description of Commenced Building or Works: Construction of 5 storey apartment development of 28 apartment over ground floor level and 1 creche unit / 1 cafe unit and 1 no building Management unit/ ESB and switch room at ground floor level @ block A Daneswell Place Botanic road

Address: Block A Daneswell Place Botanic road Dublin
Dublin Dublin

Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 20A (3)(b) of the Building Control Regulations 1997 - 2015, that the 7 Day Notice, submitted on the 22/04/2024 10:00pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 23/04/2024.

Yours Faithfully
Dublin City Council

Note 1:

The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

Note 2:

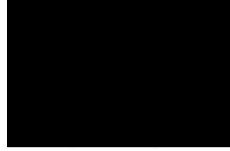
Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate.

If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost.

NOTIFICATION OF ENTRY ONTO REGISTER - 7 DAY NOTICE

County: Dublin City Council

To:



Date of Receipt of Notice: 22/04/2024 09:58pm

Date Entered onto Register: 23/04/2024

7 Day Notice Number :



Description of Commenced Building or Works: Proposed Construction of a 6 storey apartment building over basement car park at Blocks B and C Daneswell Place Botanic Road Dublin 9

Address: Daneswell Place Dublin Dublin

Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 20A (3)(b) of the Building Control Regulations 1997 – 2015, that the 7 Day Notice, submitted on the 22/04/2024 09:58pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 – 2015 on the 23/04/2024.

Yours Faithfully
Dublin City Council

Note 1:

The Building Control Act 1990 – 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to –

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

Note 2:

Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate.

If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost.

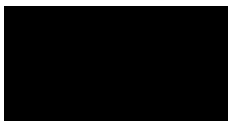
Dublin City Council
Building Control Division
Dublin City Council
Wood Quay
Dublin 8
D08 RF3F

BCMS

Building Control Management System


NOTIFICATION OF ENTRY ONTO REGISTER - COMMENCEMENT NOTICE

County: Dublin City Council

To: 

Date of Receipt of Notice: 05/01/2024 12:57pm

Date Entered onto Register: 09/01/2024

Commencement Notice: 

Description of Commenced Building or Works: Block D - Construction of new 6 story apartment block consisting of 48 units @ Daneswell Place Glasnevin Dublin 9

Address: 34 Daneswell Place Glasnevin Dublin

Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 10(2) of the Building Control Regulations 1997 - 2015, that the Commencement Notice, submitted on the 05/01/2024 12:57pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 09/01/2024.

Yours Faithfully
Dublin City Council

Note 1:

The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

Note 2:

Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate. If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to prosecution and/or enforcement proceedings. Enforcement carries a cost.

Dublin City Council
Building Control Division
Dublin City Council
Wood Quay
Dublin 8
D08 RF3F

BCMS

Building Control Management System

NOTIFICATION OF ENTRY ONTO REGISTER - COMMENCEMENT NOTICE

County: Dublin City Council

To: 

Date of Receipt of Notice: 05/01/2024 01:08pm

Date Entered onto Register: 09/01/2024

Commencement Notice: 

Description of Commenced Building or Works: Block E - construction of 3 story duplex units - 8 No units at Daneswell Place Glasnevin Dublin 9

Address: Botanic Road Glasnevin Dublin

Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 10(2) of the Building Control Regulations 1997 - 2015, that the Commencement Notice, submitted on the 05/01/2024 01:08pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 09/01/2024.

Yours Faithfully
Dublin City Council

Note 1:

The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

Note 2:

Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate. If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to prosecution and/or enforcement proceedings. Enforcement carries a cost.



HARTFIELD PLACE

RESIDENTIAL ZONED LAND TAX SUBMISSION

March 2024



CONTENTS

1. Executive Summary	1-2
2. Commencement Notice – Phase 1 – Blocks F & G	3
3. Residential Zoned Land Tax Map	4
4. RZLT Deferral & Legislation	5
5. Information Sheet	6
6. Appendices	

1. Executive Summary

Hartfield Place development site comprises of circa 2.73 hectares (6.75 acres) located in Swords Road, Whitehall, Dublin 9.

applied and secured LRD planning permissions to amend permitted Strategic Housing Development (SHD) Reg. Ref. [redacted] and to include alterations to 5 no. (Blocks A - E) of the 7 no. permitted apartment blocks. The amendments increased the total number of residential units by 29, resulting in an overall total of 334 units in Blocks A - E.

The proposed amendments resulted in a revised total of 472 no. units (comprising 230 no. 1-beds, 211 2-beds, and 31 no. 3-beds) along with a revised total of 217 no car spaces, 829 no. cycle spaces and 8 no. motorbike spaces at semi-basement and surface level.

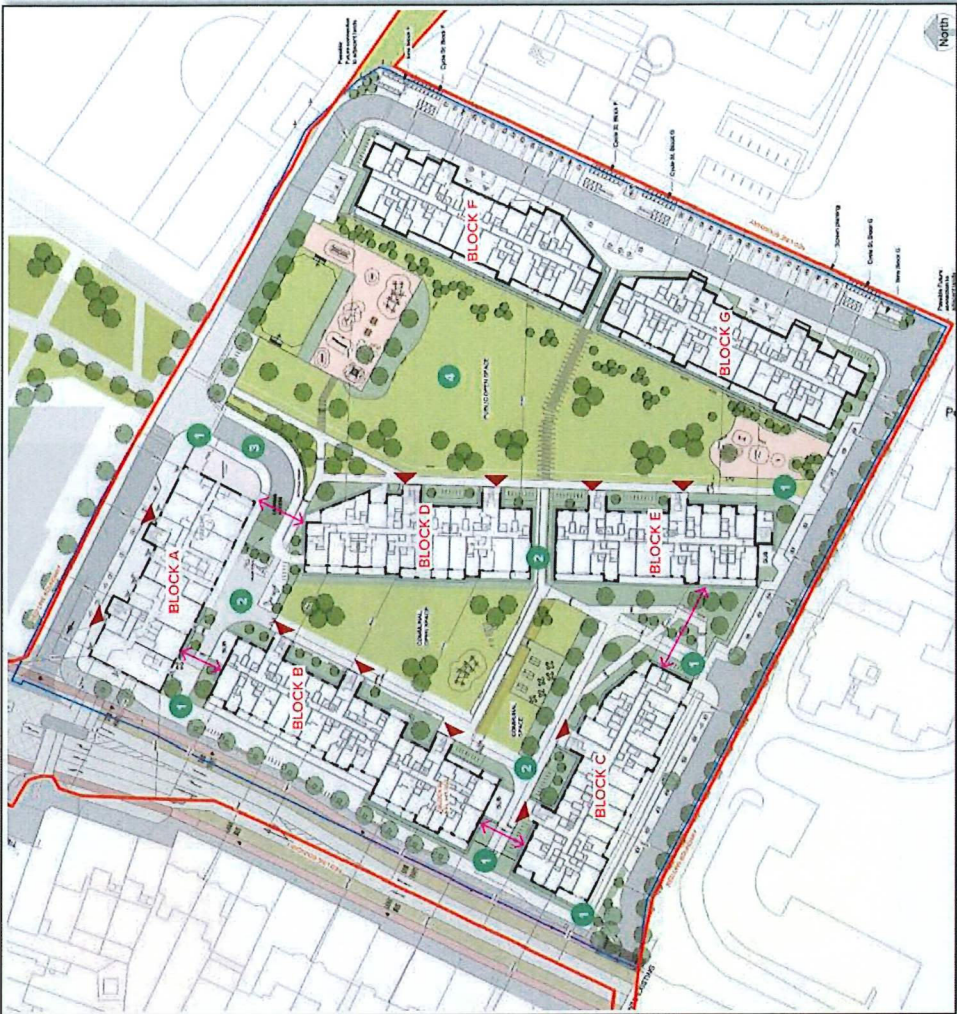
The 472nr units in the development are divided in 7 blocks namely, A, B, C, D, E, F & G. The construction works have begun in Phase 1 Blocks F & G for 138nr units. Phase 2 Blocks A-E will be constructed after Phase 1 is completed

The below are the key dates for the planning permissions.

Original SHD Permission Grant Date – 17-November-2022
LRD Final Grant Date - 07-March-2025



Hartfield Place – Site Location Map



Hartfield Place – Site Layout Map Showing Blocks A-F

Block	Total No. Apts	G.I.A of Development m2
A	57	5,918.43
B	76	6,532.06
C	53	4,552.85
D	79	6,612.29
E	69	5,860.78
F	70	5,712.40
G	68	5,493.19
Total (A - G)	472	40,682.00

Works commenced onsite on the 15th November 2024.
Notification of the Commencement notices for each block onto the Statutory Register was as follows:

Block
F – 70nr Units
G – 68nr Units



Fig 1 – Block F - 18/03/25 – GF columns being placed

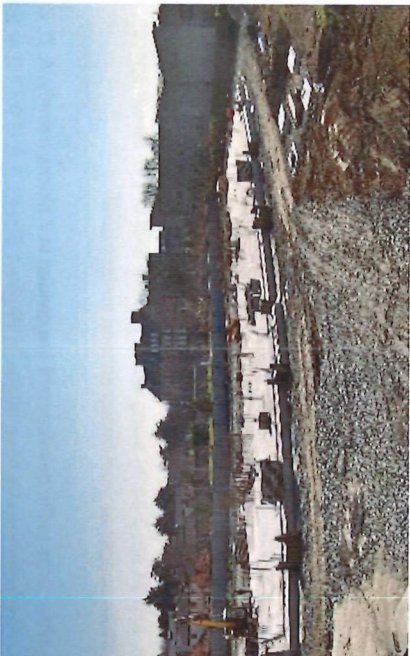


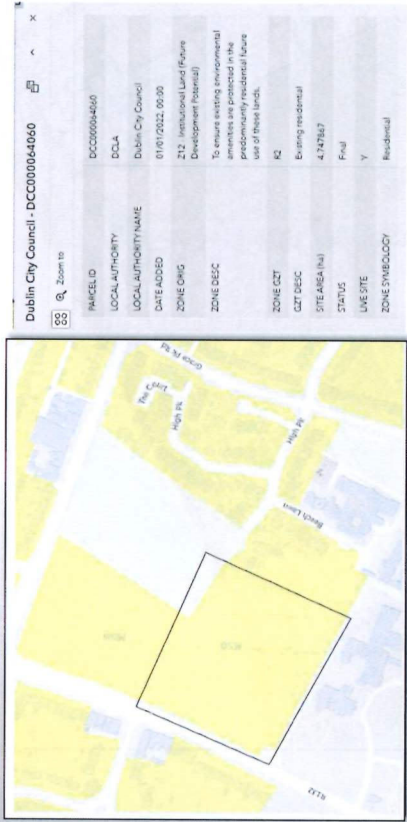
Fig 2 – Block G - 18/03/25 – Raft slab poured

3. Residential Zoned Land Tax Map

The Residential Zoned Land Tax (RZLT) map is provided below which encompasses the relevant site area which is in the ownership of the liable person within the meaning of section 653P and 653V of part 22A of the Finance Act 2021 and 2024 amendments to the act.

The below map is not reflective of the land ownership area of the liable person as the site immediately to the North not related to the development site.
Please refer to the folio maps provided which indicates the exact site area in the ownership of the liable person.

The site area indicated as 2.73 Hectares on the map published by the local authority is therefore only partially applicable to the development site. We have included the relevant site areas as part of this submission.



Dublin City Council RZLT Final Map 2025

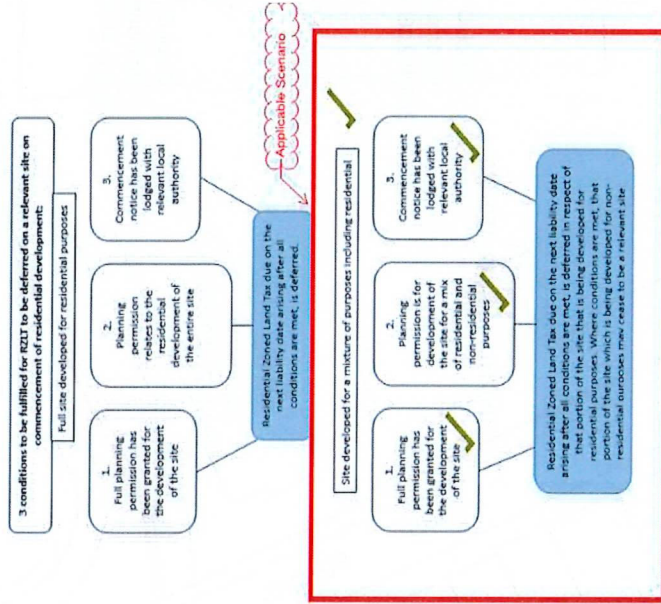


Site details on Land direct

4.1 RZLT Deferral & Legislation

As per part 22A of the Finance Act 2021 and 2024 amendments to the act, we have prepared this submission to seek a deferral of the Residential Zoned Land Tax for the development under section 653AGA of the 2024 amended act and section 653AH of the act and the Tax and Duty Manual guidance issued by Revenue.

11.4 Deferral of RZLT on commencement of residential development



4.2 Granted Planning

Planning was granted for the development on the 17th November 2022 reference ABP 313289-22 ad a further LRD grant on the 6th March 2025, application no. WEBLRD6072/24-S3.

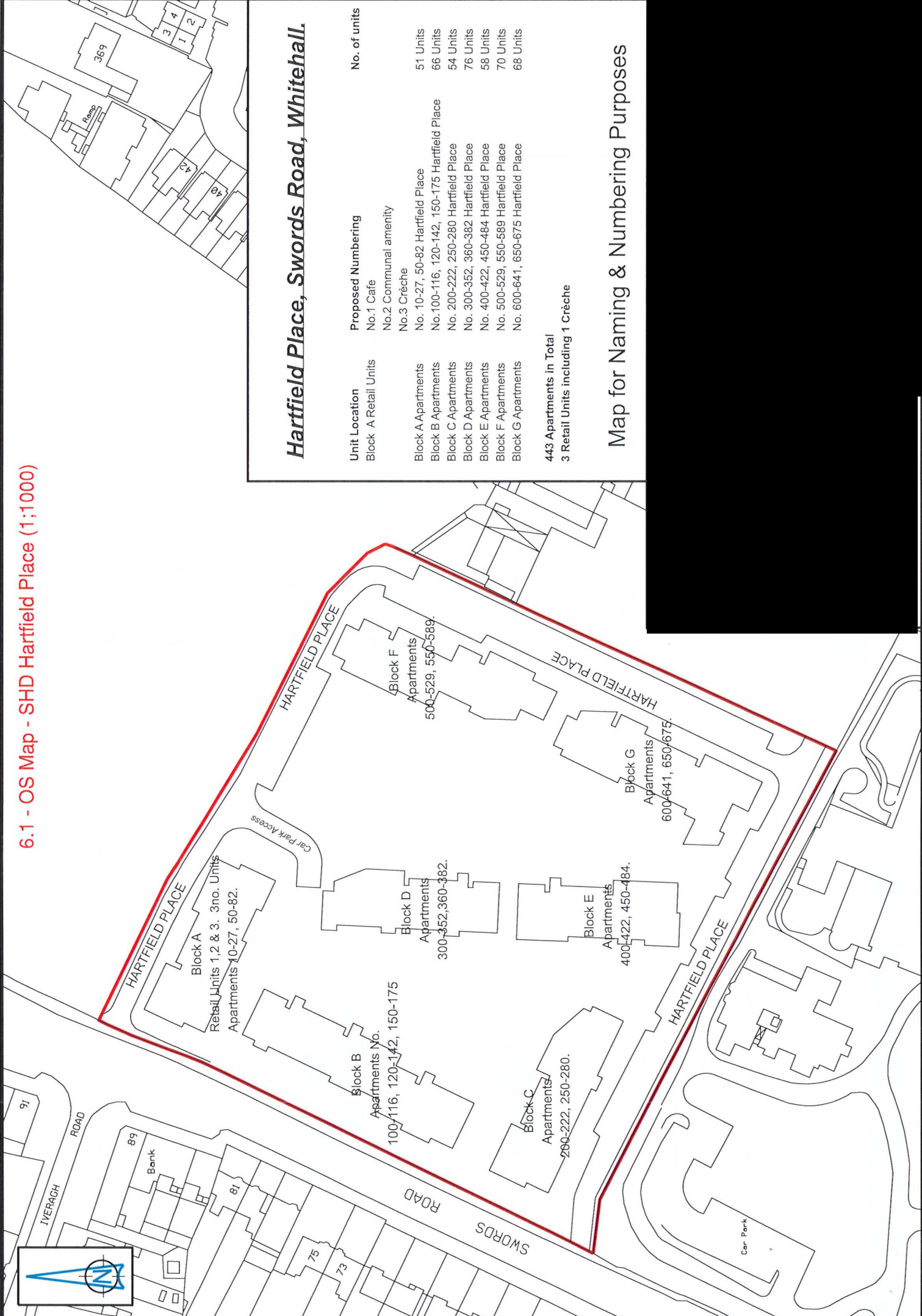
Construction of seven number apartment blocks, ranging in height up to eight storeys (over single level basement). This will provide 472 number residential units (. All with associated private balconies and terraces to the north, south, east and west elevations. A creche (circa 445.76 square metres), a cafe unit (circa 99 square metres), and internal residential amenity space (circa 511 square metres), providing a sun lounge, gym, screening room, lounge, and meeting rooms, will also be provided.

5. Information Sheet

1	Company name
2	Address of relevant site
3	Planning permission reference number
4	Date planning permission was granted
5	Market value of the area of the site subject to planning permission
6	Folio number associated with the relevant site
7	Parcel ID associated with the relevant site (as per local authority map)
8	Size of site in hectares
9	Name of local authority
10	Nature of ownership of relevant site

6. Appendices

- 6.1 - OS Map - SHD Hartfield Place (1:1000)
- 6.2 - Proof of Ownership
- 6.3 - Folio Map - DN 173201F Hartfield Place
- 6.41 - SHD Planning Grant - Hartfield Place
- 6.42 - LRD Planning Grant - Hartfield Place
- 6.51 - Block_F_Hartfield_Place - CN
- 6.52 - Block_G_Hartfield_Place - CN



Land Registry

County Dublin



Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1		

1



Land Registry

County Dublin



Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.


Land Registry

County Dublin



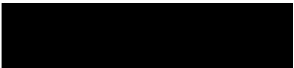
Part 2 - Ownership

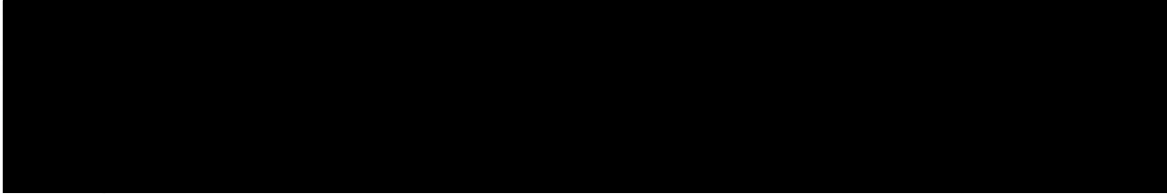
Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	
2	

Land Registry

County Dublin



No.	Particulars
7	

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

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(centre-line of parcel(s) edged)

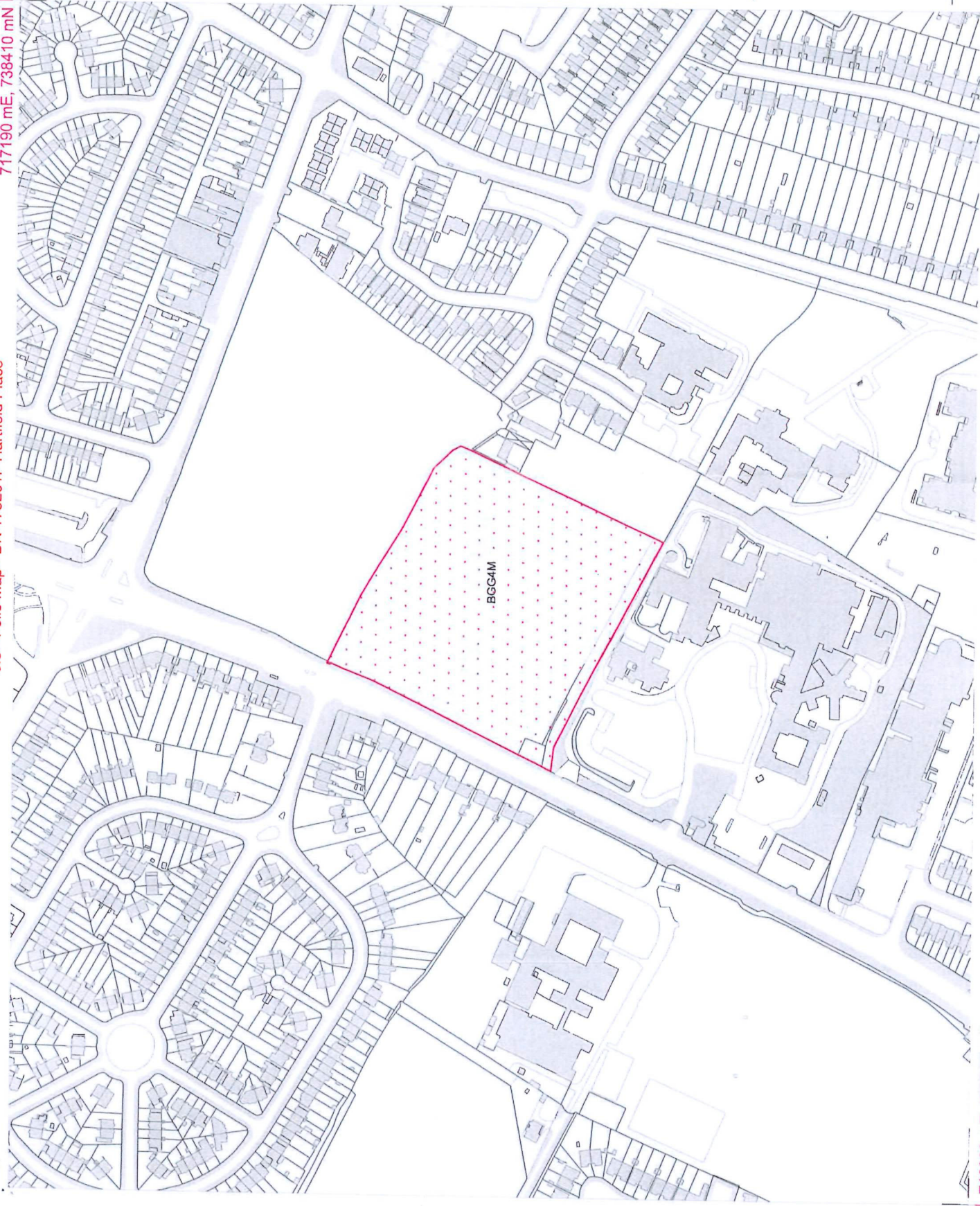
Freehold
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SubLeasehold

Burdens (may not all be represented on map)

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Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

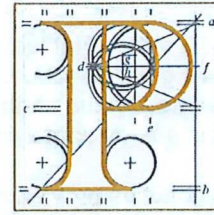
The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Our Case Number: [REDACTED]

Your Reference: Eastwise Construction Swords Limited

6.41 - SHD Planning Grant - Hartfield Place



**An
Bord
Pleanála**

Brenda Butterly
McGill Planning Ltd
22 Wicklow Street
Dublin 2
D02 VK22

Date: 17 November 2022

Re: 472 no. apartments, creche and associated site works.
'Hartfield Place', Swords Road, Whitehall, Dublin 9. (www.hartfieldshd.ie)

Dear Sir / Madam,

An Bord Pleanála has made a decision in respect of the above mentioned [REDACTED] A copy of the Board Order is enclosed.

In accordance with section 146(5) of the Planning and Development Act, 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. In addition, the Board will also make available the Inspector's Report and the Board Direction on the decision on its website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please mark in block capitals [REDACTED] and quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Hereunder contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Judicial review of An Bord Pleanála decisions under the provisions of the Planning and Development Act 2000, as amended.

A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000, as amended, contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(6) of the Planning and Development Act 2000 requires that any application for leave to apply for judicial review must be made within 8 weeks of the date of the decision of the Board, save for decisions made pursuant to a function transferred to the Board under Part XIV of the Planning and Development Act 2000, where any application for leave to apply for judicial review must, as set out in sub-section 50(7), be made within 8 weeks beginning on the date on which notice of the decision of the Board was first sent (or as may be the requirement under the relevant enactment, functions under which are transferred to the Board, was first published). These time periods are subject to any extension which may be allowed by the High Court in accordance with sub-section 50(8).

Tel	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1

Section 50A(3) states that leave for judicial review shall not be granted unless the Court is satisfied that (a) there are substantial grounds for contending that the decision is invalid or ought to be quashed and (b) the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the costs of certain judicial review proceedings in the High Court; pursuant to Section 50B(1), Section 50B applies to the following proceedings:

(a) proceedings in the High Court by way of judicial review, or of seeking leave to apply for judicial review, of—
(i) any decision or purported decision made or purportedly made,
(ii) any action taken or purportedly taken,
(iii) any failure to take any action, pursuant to a statutory provision that gives effect to

(I) a provision of the EIA Directive 85/337/EEC as amended to which Article 10a (as inserted by Directive 2003/35/EC) of that Directive applies,
(II) the SEA Directive 2001/42/EC, or
(III) a provision of the IPPC Directive 2008/1/EC to which Article 16 of that Directive applies, or
(IV) Article 6(3) or 6(4) of the Habitats Directive; or

(b) an appeal (including an appeal by way of case stated) to the Supreme Court from a decision of the High Court in a proceeding referred to in paragraph (a);

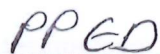
(c) proceedings in the High Court or the Supreme Court for interim or interlocutory relief in relation to a proceeding referred to in paragraph (a) or (b).

The general provision contained in section 50B(2) is that in proceedings to which the section applies each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant, to the extent that the applicant succeeds in obtaining relief, against a respondent or notice party, or both, to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website,
www.citizensinformation.ie.

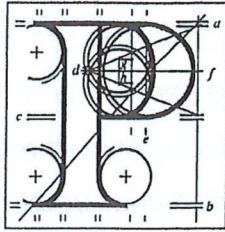
Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

Yours faithfully,



Hannah Cullen
Executive Officer
Direct Line: 01-8737246

SHA32



An
Bord
Pleanála

Board Order



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with



Proposed Development comprises of the following:

Construction of seven number apartment blocks, ranging in height up to eight storeys (over single level basement). This will provide 472 number residential units (comprising 32 number studios, 198 number one-beds, 233 number two-beds, and nine number three-beds). All with associated private balconies and terraces to the north, south, east and west elevations. A creche (circa 445.76 square metres), a café unit (circa 99 square metres), and internal residential amenity space (circa 511 square metres), providing a sun lounge, gym, screening room, lounge, and meeting rooms, will also be provided.

The proposed development will include 337 number car parking spaces, 982 number bicycle parking spaces, and 14 number motorcycle spaces at basement and surface levels, public open space, and communal open spaces at ground and roof levels.

Vehicular access from Swords Road will be provided with associated works and upgrades to the existing public road layout, junctions, bus lane and footpath network to facilitate same. Two number pedestrian and cyclist only access are provided from the Swords Road as well as a separate pedestrian and cyclist access to the southwest which also facilitates emergency vehicular access.

The application will include for all development works, landscaping, Electricity Supply Board substations, plant areas, bin storage, surface water attenuation, and site services required to facilitate the proposed development. Upgrades to the Irish Water network to facilitate the development are also proposed all located at 'Hartfield Place', Swords Road, Whitehall, Dublin 9. The site is bound to the west by Swords Road, to the south by Highfield Hospital, to the north by vacant land and [REDACTED] and to the east by [REDACTED]

To facilitate water services and road infrastructure connections and upgrades the application site red line extends to include a portion of Swords Road (including junctions with [REDACTED] (including junctions with [REDACTED]

Decision

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) The location of the site on lands with a zoning objective for residential development;
 - (b) The policies and objectives as set out in the Dublin City Development Plan 2016-2022;
 - (c) The nature, scale and design of the proposed development;
 - (d) The pattern of existing development in the area;
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- (e) The provisions of Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
 - (f) The provisions of Housing for All, A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage September 2021;
 - (g) The provisions of Project Ireland 2040 National Planning Framework which identifies the importance of compact growth;
 - (h) The provisions of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031;
 - (i) The provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
 - (j) The provisions of the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended;
 - (k) The provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020;
 - (l) The provisions of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018;
 - (m) The provisions of the Planning System and Flood Risk Management for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009;
 - (n) The submissions and observations received;
 - (o) The Chief Executive's Report of Dublin City Council;
 - (p) The report of the Planning Inspector.
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It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment which comprises a built-up urban area, the distances to the nearest European Sites, and the hydrological pathway considerations, submissions on file, the information submitted as part of the applicant's Appropriate Assessment Screening Report and the Inspector's report. In completing the screening exercise, the Board agreed with and adopted the report of the Inspector and that, by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the Conservation Objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment

The Board completed, in compliance with section 172 of the Planning and Development Act 2000, as amended, an Environmental Impact Assessment of the proposed development, taking into account:

- (a) The nature, scale and extent of the proposed development;
 - (b) The Environmental Impact Assessment Report and associated documentation submitted in support of the application,
 - (c) The submissions from the applicant, planning authority, third parties and the prescribed bodies in the course of the application; and
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(d) The Planning Inspector's report.

The Board considered that the environmental impact assessment report, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, secondary and cumulative effects of the proposed development on the environment.

The Board agreed with the examination, set out in the Inspector's report, of the information contained in the environmental impact assessment report and associated documentation submitted by the applicant and submissions made in the course of the planning application.

The Board considered that the main significant direct and indirect effects of the proposed development are as follows:

- (a) **Population and human health** - impacts mitigated by appropriate construction and operational management plans. Direct positive effects with regard to population and material assets due to the increase in population to help sustain and generate improvements to physical infrastructure in the area.
- (b) **Biodiversity** - impacts mitigated by additional planting and landscaping and appropriate work practices.
- (c) **Soils and Geology** - impacts mitigated by construction management measures including removal of contaminated soil, minimal removal of topsoil and subsoil; management and maintenance of plant and machinery; dust suppression measures.
- (d) **Hydrology and Water Services** - impacts to be mitigated by management of surface water run-off during construction to prevent run off discharging directly into watercourses.
- (e) **Landscape and Visual** - impacts would be significant arising from the change in the use and appearance of a relatively large area of brownfield site to a residential site. Given the location of the site within the urban area and the public need for housing in the region, this effect would not have a significant negative impact on the environment.

- (f) **Cultural Heritage** - Architectural Heritage would be mitigated by landscaping. Given the location of the site within the urban area no significant adverse direct, indirect or cumulative effects on Cultural Heritage-Archaeology are likely to arise.
- (g) **Climate and Air Quality** - impacts mitigated by dust minimisation plan.
- (h) **Traffic and Transportation** - impacts mitigated by the management of construction traffic by way of Construction Environmental Management Plans.
- (i) **Noise and Vibration** - impacts mitigated by adherence to requirements of relevant code of practice.

The Board completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures set out in the environmental impact assessment report, and subject to compliance with the conditions set out below, the effects on the environment of the proposed development, by itself and in combination with other development in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

Conclusions on Proper Planning and Sustainable Development

The Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property and land in the vicinity, would be consistent with national and local planning policy and would be acceptable in terms of design, scale, height, unit mix and quantum of development, and in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considers that, while a grant of permission for the proposed Strategic Housing Development would not materially contravene a zoning objective of the Dublin City Development Plan 2016-2022, it would materially contravene the provisions of Section 16.7.2 Building Height and Section 16.10.1 Unit Mix of the Dublin City Development Plan 2016-2022.

The Board considers that, having regard to the provisions of section 37(2)(b)(i) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of the Dublin City Development Plan 2016-2022 would be justified for the following reasons and considerations:

- (a) The subject site has an area of circa 2.73 hectares and would deliver 472 number residential units in the urban area. The site's urban location supports the consolidation of the urban environment as outlined within the Metropolitan Area Strategic Plan, which is part of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031. The provision of a significant quantum of residential units is also in accordance with the government policy as set out in Rebuilding Ireland Action Plan for Housing and Homelessness 2016 and Housing for All, A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage September 2021. The site is also located in close proximity to public transport and a range of services and facilities within the urban area. It is, therefore, considered that this scheme is strategic by reason of its location and scale, and is critical and integral to the success of national policy, in addressing both housing and homelessness in the City and consolidating the urban environment. The proposed material contraventions are, therefore, justified by reference to section 37(2)(b)(i) of the Planning and Development Act 2000, as amended.

The Board considers that, having regard to the provisions of section 37(2)(b)(iii) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of Section 16.7.2 of the Dublin City Development Plan 2016-2022 as it relates to Building Height would be justified for the following reasons and considerations:

- (a) Objectives 13 and 35 of the Project Ireland 2040 National Planning Framework which support increased building heights at appropriate locations.
 - (b) Specific Planning Policy Requirement 3 of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, which support increased building heights.
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The Board considers that, having regard to the provisions of section 37(2)(b)(iii) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of Section 16.10.1 of the Dublin City Development Plan 2016-2022 as it relates to unit mix would be justified for the following reasons and considerations:

- (a) Specific Planning Policy Requirement 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020;

The Board considers that, having regard to the provisions of section 37(2)(b)(iv) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of Section 16.7.2 of the Dublin City Development Plan 2016-2022 as it relates to Building Height would be justified having regard to a recent grant of permission in the vicinity of the site, as outlined below: -

- (a) An Bord Pleanála Reference Number [REDACTED] for the construction of 124 number apartments in a single block ranging in height from five to six storeys, with a maximum height of 22 metres, at the [REDACTED] circa 200 south of the subject site.
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Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The mitigation and monitoring measures outlined in the plans and particulars, including the Environmental Impact Assessment Report submitted with this application as set out in Chapter 16 – Schedule of Mitigation Measures, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: In the interest of protecting the environment and in the interest of public health.

3. The proposed development shall be amended as follows:
The following adjoining one-bed and studio units in Blocks A, B, F and G shall be amalgamated to form two-bed units.
 - (a) Block A - Amalgamate Units A1-3 and A1-4 on the First Floor, A1-8 and A1-9 on the Second Floor, A1-13 and A1-14 on the Third Floor, A1-18 and A1-19 on the Fourth Floor and A1-21 and A1-22 on the Fifth Floor.
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- (b) Block B - Amalgamate Units B1-2 and B1-3 on the Ground Floor, B2-2 and B2-3 on the Ground Floor, B1-6 and B1-7 on the First Floor, B2-7 and B2-8 on the First Floor, B3-12 and B3-13 on the First Floor, B1-10 and B1-11 on the Second Floor, B2-12 and B2-13 on the Second Floor, B1-14 and B1-15 on the Third Floor, B2-17 and B2-18 on the Third Floor, B3-17 and B3-18 on the Third Floor, B1-18 and B1-19 on the Fourth Floor, and B2-22 and B2-23 on the Fourth Floor.
- (c) Block F - Amalgamate Units F1-3 and F1-2 on the Ground Floor, F1-8 and F1-9 on the First Floor, F1-14 and F1-15 on Second Floor, F1-20 and F1-21 on the Third Floor, F1-27 and F1-26 on the Fourth Floor, F1-33 and F1-32 on the Fifth Floor
- (d) Block G - Amalgamate Units G2-5 and G2-4 on the Ground Floor, G2-10 and G2-11 on the First Floor, G2-17 and G2-16 on the Second Floor, G2-23 and G2-22 on the Third Floor, G2-27 and G2-26 on the Fourth Floor, G2-31 and G2-20 on the Fifth Floor.
- (e) Block G - Increase the height and width of the size the north-facing bedroom windows in the following apartments in Block G; G1-6 on the Ground Floor, G1-13 on the First Floor, G1-20 on the Second Floor, G1-27 on the Third Floor, G1-34 on the Fourth Floor and G1-41 on the Fifth Floor.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity including improved access to daylight, proper planning and sustainable development and to safeguard the amenities of the area.

4. Prior to commencement of development, a Construction Method Statement in relation to the Dublin Port Tunnel shall be submitted for the written agreement of the planning authority. The method statement shall contain a risk assessment of the works associated with the development for the Dublin Port Tunnel and contain monitoring and mitigation measures for those risks.

Reason: To protect existing public transport infrastructure in the area.

5. The proposed render finish shall be omitted from the external materials. A schedule of all materials to be used in the external treatment of the development to include a variety of high-quality finishes, such as brick and stone, roofing materials, windows and doors shall be submitted to and agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interests of visual amenity and to ensure an appropriate high standard of development.

6. Details of signage relating to the creche unit and café unit shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. The boundary planting and areas of communal open space and public open space shall be landscaped in accordance with the landscape scheme submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

8. Prior to commencement of development the applicant shall agree in writing with the planning authority the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Reason: In the interests of place making and visual amenity.

9. Prior to the occupation of the residential units, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

10. The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned, segregated by use and how the car park shall be continually managed.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units and to prevent inappropriate commuter parking.

11. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations or points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points or stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations or points have not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the planning authority prior to the occupation of the development.

Reason: To provide for and or future proof the development such as would facilitate the use of electric vehicles.

12. Electric charging facilities shall be provided for bicycle parking proposals should be submitted to and agreed in writing with the planning authority prior to the occupation of the development.

Reason: In the interests of orderly development and to provide for and future proof the development as would facilitate the use of electric bicycles.

13. Public lighting shall be provided in accordance with a final scheme to reflect the indicative details in the submitted Public Lighting Report, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development or installation of lighting. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

14. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

15. Proposals for an apartment naming and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed names shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements and marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interests of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

16. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

17. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

18. Prior to commencement of development, the developer shall enter into water and or wastewater connection agreement(s) with Irish Water

Reason: In the interest of public health.

19. Drainage arrangements including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

20. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity

21. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

22. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction and demolition waste.

Reason: In the interests of public safety and residential amenity.

23. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

24. Prior to commencement of development, the developer or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.


Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

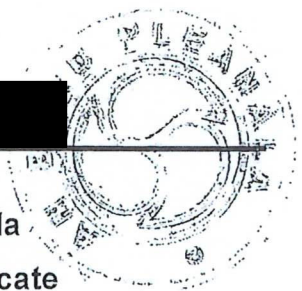
25. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge

26. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 16th day of November 2022

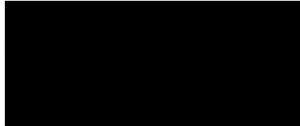
6.42 - LRD Planning Grant - Hartfield Place

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

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

T: (01) 222 2288

07-Mar-2025



THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No. [REDACTED]
Registration Date 06-Jan-2025
Date of Final Grant 07-Mar-2025
Location Hartfield Place, Swords Road, Whitehall, Dublin 9, D09 C7F8
Proposal EW Property Ltd intend to apply for Permission for a Large-Scale Residential Development (LRD) at a site at 'Hartfield Place', Swords Road, Whitehall, Dublin 9. The site is bounded to the west by Swords Road (N1), to the south by [REDACTED] facility, to the north by vacant land and [REDACTED] grounds and to the east by [REDACTED].
The development will amend permitted Strategic Housing Development (SHD) Reg. Ref. [REDACTED] and will consist of alterations to 5 no. (Blocks A - E) of the 7 no. permitted apartment blocks. The amendments will increase the total number of residential units by 29, resulting in an overall total of 334 units in Blocks A - E. The revised residential mix in Blocks A - E will comprise 150 no. 1-beds, 153 no. 2-beds and 31 no. 3-bed apartments. Alterations will include the following:
-Block A will provide 57 no. apartments (+6 over permitted) and will range in height from 5-8 storeys (as permitted) and will be c.0.52m lower overall. Block A will include a revised creche (c.399.2 sq.m with 178.7sqm outdoor space), café (c.105 sq.m), and communal amenity space (c.357 sq.m).
-Block B will provide 76 no. apartments (+10 over permitted) and will range in height from 5-6 storeys (as permitted) and will be c.0.17m higher.
-Block C will provide 53 no. apartments (-1 below permitted) and will range in height from 4-6 storeys (as permitted) and will be c.0.4m lower.
-Block D will provide 79 no. apartments (+3 over permitted) and will range in height from 7-8 storeys (as permitted) and will be c.1.81m higher.
-Block E will provide 69 no. apartments (+11 over permitted) and will range in height from 4-8 storeys (as permitted) and will be c.1.81m higher.
-The removal of the permitted basement car park and its replacement with a semi basement under Blocks D, E and a portion

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Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

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of the communal open space. Associated redesign and allocation of car, cycle and motorcycle parking spaces at semi-basement and surface level.

-All associated works to accommodate the proposed changes, including alterations to permitted open space, bin stores, ESB Substation locations and associated ancillary works.

The remainder of the permitted development, including permitted Blocks F and G, the permitted public open space, permitted vehicular and pedestrian/cyclist accesses, site services and all other works will remain as permitted under Reg Ref [REDACTED]. The proposed amendments will result in a revised total of 472 no. units (comprising 0 no. Studios, 230 no. 1-beds, 211 2-beds, and 31 no. 3-beds) along with a revised total of 217 no car spaces, 829 no. cycle spaces and 8 no. motorbike spaces at semi-basement and surface level.

The LRD application may also be inspected online at the following website set up by the applicant: <https://www.hartfieldlrd.ie> or on Dublin City Council Website: <https://www.dublincity.ie>

Applicant

Application Type

[REDACTED]
Large Residential Development-3

IMPORTANT NOTE:

Please be advised that a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

- If you have any queries regarding this Final Grant, please contact the number shown above.

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 06/01/2025 save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

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Reason: To comply with permission regulations.

2. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit or a bond of an insurance company/bank .

(a) to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, including roads, open spaces, car parking spaces, public lighting, sewers and drains.

or

(b) to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces , street lighting, sewers and drains to the standard required by Dublin City Council.

The form and amount of the security shall be as agreed between the planning authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof.

In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.

Reason: To achieve a satisfactory completion of the development.

3. The applicant shall comply with all previous conditions and requirements of the Parent Permission Ref. [REDACTED] save as amended by this scheme.

Reason: In the interest of complying with all previous conditions.

4. The bicycle parking located on the east elevation of Unit 201 in Block C on the ground floor shall be omitted from the development.

Reason: In the interest of the privacy and visual amenity of the unit.

5. The applicant shall comply with the following Drainage Division requirements of the Planning Authority:

(i) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drainage is not permitted in public areas, or areas intended to be taken in charge.

(ii) Proposed new parking area / driveway shall incorporate Sustainable Drainage Systems in the

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Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

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management of surface water so that there is no increase in surface water run-off from the development to the drainage network as per the Dublin City Development Plan 2022-2028.

(iii) There shall be no discharge of trade effluent to waters (including groundwater) or sewers except where a licence is granted by the responsible sanitary and/or local authority as required by the Local Government (Water Pollution) Acts, 1977 and 1990.

(iv) All surface water discharge from this development must be attenuated in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide (2021), to 2l/s/ha.

(v) Where a tank is to be constructed in a trafficked area, a standard minimum depth of cover from road level to top of the roof of the tank should be 1.2m.

(vi) The outfall surface water manhole and the outfall pipe from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. The outfall manhole shall be located within the final site boundary of the development. An overflow to the public drainage network is not allowed.

(v) Recommendations / mitigation measures proposed in the submitted Basement Impact Assessment shall be fully implemented.

(vi) Appropriate petrol interceptors shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. Petrol interceptors shall be installed upstream of the proposed attenuation tanks.

(vii) Demolition: Developer must protect all public sewers and ensure that no demolition debris or construction material enters the public sewers.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff and flood risk as a result of the development.

6. The development shall comply with the following Transportation Planning Division requirements of the Planning Authority:

(i) Prior to commencement of development, a Mobility Management Plan shall be submitted to and agreed in writing with the planning authority. This plan shall provide for incentives to encourage the use of public transport, cycling, walking. The plan shall outline how the development operates with reduced car parking spaces which must be fully communicated as part of subsequent apartment sales and marketing processes by providing a copy of the Mobility Management Plan to future residents.

(ii) The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority. The specific measures detailed in the MMP to achieve the objectives and modal split targets for the development shall be

implemented in full upon first occupation. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first 5 years following 50% occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

(iii) Prior to commencement of development, the applicant is requested to submit a revised Car and Cycle Strategy report, providing information relating to staff and visitor bicycle parking and buggy / pram spaces for the proposed café and creche unit. The above information shall inform the proposed development and the changes shall be implemented and ready for use prior to occupation of the first residential unit.

(iv) The car parking layout submitted on drawing No. 0005, title 'Proposed Site Plan - Lower Ground Floor' with the application shall be modified to provide a minimum of 17no. spaces for car share use. The 5no. additional car share spaces beyond that proposed within the application shall replace 5no. visitor spaces. The location, layout, dimensions and markings of these spaces shall be subject to the written agreement of the planning authority prior to commencement of development. The spaces shall be constructed in accordance with the agreed details and shall be ready for use upon the first occupation.

(v) A minimum of 50% of the total car parking spaces proposed on site shall be provided with electrical connection points, to allow for functional electric vehicle charging ready for use upon the first occupation. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fit out of charging points. 100% of car share and accessible spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(vi) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development including future tie-ins to public transportation Infrastructure, shall be at the expense of the developer.

(vii) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

(viii) Prior to commencement of development, and on appointment of the main contractor, a Construction Management Plan (CMP) shall be submitted to the planning authority for written agreement. Prior to final agreement with the Planning Authority and having regard to the Port Tunnel below the site and to avoid impacting on the integrity of the Port Tunnel, the CMP shall be submitted and agreed in writing with TII. This plan shall provide details of intended construction practice for the development, construction phasing and programme, a detailed traffic management plan, hours of working, noise management measures, off-site disposal of construction and demolition waste, detail on access arrangements for labour, plant and materials and shall indicate the locations of plant and machine compounds. The CMP should expressly include a method statement for works above the tunnel that reflects the Tunnel Assessment report including an appropriate TII approved risk assessment with mitigation measures, for the written agreement of the planning authority with written approval by TII. The CMP shall

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specifically address the issues raised within the submission by TII, dated 8th November 2024 including:

- a. The appointment of an appropriate qualified TII representative to supervise and monitor the development practises and works in proximity to, and in the vicinity of the Dublin Tunnel. The TII representative shall report and act on TII's behalf. The TII representative shall be:-
 - i. appointed at the developer's expense;
 - ii. given full site access throughout the construction phase;
 - iii. included in the circulation of the site progress reports and programme updates;
 - iv. in attendance at any site progress meetings undertaken during the construction phase; and
 - v. provided with appropriate site facilities to accommodate the representative to the satisfaction of TII.
- b. Any additional works required as a result of the requirements of the TII representative should be funded by the developer. Appropriate legal agreements with regard to the appointment of the TII representative and their role shall be undertaken between the planning authority, TII, and the developer and be completed prior to the commencement of development. The developer shall be responsible for any costs which may arise out of, or in consequence of, the design or construction of the proposed development on the Dublin Tunnel.

Reason: In the interest of orderly development and sustainable transport infrastructure on site to serve the mobility requirements of residents.

7. The following Environmental Health Section requirements of the Planning Authority shall be complied with:

- (i) A Construction Management Plan shall be included as part of this application prepared by the awarded contractor. This plan shall be developed with reference to the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition produced by the Air Quality Monitoring and Noise Control Unit of Dublin City Council. This unit requires that the measures for "High Risk" sites contained in the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition be added to the measures contained in the Construction management Plan, or a signed statement on head of paper submitted on behalf of the awarded contractor, stating adherence to measures for high risk sites contained within the document. This shall be submitted to the Air Quality Monitoring & Noise Control Unit for reviewing before works commence. Any dust monitoring onsite shall be real-time dust monitoring, as opposed to the Bergerhoff method. This is contained within the guidance document above.
- (ii) Due to the proximity to local residents and other sensitive receptors such as [REDACTED] home to the east and the likely use of generators to provide

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power to the cranes, this unit would recommend placing generators at the least intrusive location. This unit also recommends these generators have acoustic barriers/enclosures built around them in order to reduce sound levels at the nearest noise sensitive receptors. This shall be included within the Construction Management Plan for the site.

(iii) The hours of operation during the demolition and construction phase shall be restricted to 7.00am to 6pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays. Permission to work outside of these hours must be subject to the approval of Dublin City Council

(B) Noise Control Recommended Conditions and Comments regarding retail/cafe units

(i) The LAeq level measured over 15 minutes (daytime) or 5 minutes (nighttime) at a noise sensitive premises when plant is operating shall not exceed the LA90 (15 minutes day or 5 minutes night), by 5 decibels or more, measured from the same position, under the same conditions and during a comparable period with no plant in operation.

(ii) Noise levels should not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place.

(C) Air Quality Control –General Recommended Conditions and Comments regarding retail/cafe units

(i) All emissions to air associated with the development must be free from offensive odour and shall not result in an impairment of or an interference with amenities or the environment.

(ii) A suitably qualified and experienced person should undertake the design and installation of the ventilation system

(iii) A suitable filtration system must be installed to neutralise odours prior to their discharge

(iv) The ventilation/extraction systems should be designed and be so sited to ensure the emissions will cause no nuisance.

Reason: In order to safeguard the amenities of adjoining premises, residential amenity, and the general surroundings.

8. A window display shall be maintained at all times, and the glazing to the shopfront shall be kept free of all stickers, posters and advertisements.

Reason: In the interests of visual amenity to the public domain.

9. The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure the sound is not audible in adjoining

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premises or at two metres from the frontage.

Reason: In the interests of environmental amenity.

10. Security shutters, if necessary, shall have their shutter box located entirely behind the fascia and no part of the shutters, their supports or fittings shall encroach on the public footpath. The said shutters shall be open mesh or see-through, shall be finished in a single colour and shall not be left unpainted or used for advertising.

Reason: In the interests of visual amenity.

11. Landscape scheme to be implemented

The developer will retain the professional services of a qualified Landscape Architect throughout the life of the site development works. The landscape scheme accompanying the application shall be amended as follows:

- (i) Inclusion of children's play area of good play value
- (ii) Inclusion of residents' active recreational zone
- (iii) Public plaza to include a minimum of 80% natural stone finishes, artwork and distinctive bench seating.
- (iv) Inclusion of 50% seating with arm and back rests and 50% external cycle stands with weather covers.
- (v) An arboricultural report for any existing trees impacted by the development layout.
- (vi) Details of the public open space connection area with main public open space to the east.
- (vii) The amended scheme and full details, including biodiverse green roofs shall be submitted to the planning authority for agreement and implemented fully in the first planting season following completion of the development or completion of any phase of the development, and any vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter.
- (viii) The Landscape Architect will submit a Landscape Completion Report to the planning authority for written agreement, as verification that the approved landscape plans, tree protection and specification have been fully implemented and for bond release.
- (ix) The landscape scheme shall have regard to the Guidelines for Open Space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

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Reason: In the interests of amenity, ecology and sustainable development.

12. Details of signage relating to the creche unit and cafe unit shall be submitted to and agreed in writing in addition to opening hours with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division
Schedule B: Transportation Planning Division
Schedule C: Air Quality Monitoring and Noise Control Unit

N.B. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.

3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

NOTES TO APPLICANT:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning

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Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Date _____

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage

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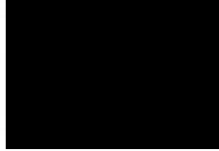
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6.51 - Block_F_Hartfield_Place - Commencement Notice

NOTIFICATION OF ENTRY ONTO REGISTER - 7 DAY NOTICE

County: Dublin City Council

To:



Date of Receipt of Notice: 16/04/2024 02:00pm

Date Entered onto Register: 22/04/2024

7 Day Notice Number : SN0010249DC

Description of Commenced Building or Works: Proposed construction of a 6-storey apartment building to be known as Block F at Hartfield Place, Swords Road, Whitehall, Dublin 9.

Address:



Dear Sir / Madam

Dublin City Council as the Building Control Authority hereby notifies you, in accordance with Article 20A (3)(b) of the Building Control Regulations 1997 - 2015, that the 7 Day Notice, submitted on the 16/04/2024 02:00pm, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 22/04/2024.

Yours Faithfully
Dublin City Council

Note 1:

The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

Note 2:

Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate.

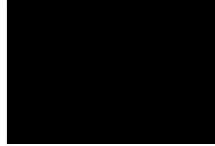
If, subsequent to validation, it is found that there are inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to enforcement proceedings. Enforcement carries a cost.

6.52 - Block_G_Hartfield_Place - Commencement Notice

NOTIFICATION OF ENTRY ONTO REGISTER - 7 DAY NOTICE

County: Dublin City Council

To:



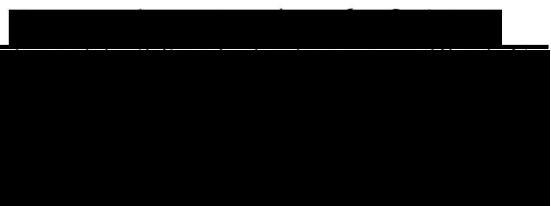
Date of Receipt of Notice: 16/04/2024 02:00pm

Date Entered onto Register: 22/04/2024

7 Day Notice Number :



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