



Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin D08RF3F

31/03/2025

Reference: LRD6055/24- S2

Application for permission by Banner A Cuig Limited, Ltd in respect of a proposed Large Scale Residential Development (LRD) at at No.19 Esmond Avenue (D03 P5C7 and D03 Y2R2) and No.21 Esmond Avenue (D03 P923) and at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3. The proposed development consists of a new apartment block (Block C) and constitutes an amendment to the permitted Large Scale Residential Development granted permission per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23).

Dear Sir/ Madam

On behalf of Banner A Cuig Limited an application is made for permission in respect of a proposed Large Scale Residential Development at the above addresses. Following consultation with Dublin City Council on the 19/11/2024 the Council issued Notice of LRD Opinion on 10/12/2024. A Response to the LRD Opinion is submitted with this planning application as well as a copy of the Council's LRD Opinion.

Proposed Development

DIRECTORS

PHONE

EMAIL

WEB

Jane Doyle MRUP Dip.EIA (Mgmt) B.Soc.Sc MIPI

087 6263918

Karl Kent B.Arch MUBC Dip.TP Dip.EIA (Mgmt) FRIAI MIPI

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The development will consist of a new apartment block (Block C) and constitutes an amendment to the permitted Large Scale Residential Development granted permission per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23).

The site of Proposed Block C is bounded by Esmond Avenue to the west, by the laneway at rear of No's 1-17 (odd) Torlogh Gardens to the north, by No's 19-27 (odd) Philipsburgh Avenue to the east and by No. 17 Esmond Avenue to the south. The site also includes part of the public road off Esmond Avenue (0.0289 ha).

Proposed Block C (GIFA 1804 sqm) will be three storeys high, with blue-green roof and roof mounted solar p.v. and balconies to front and rear. The buildings will contain 21 apartments [12 one bedroom, 8 two bedroom (one of which is a 3 person unit) and 1 three bedroom], internal bin store and bicycle parking (31 spaces includes 1 No. Cargo Space) in the ground floor, with additional external cycle parking to the front (16 No includes 2 N. Cargo Spaces). There will be an ancillary plant/water storage tank to the rear of No.19 Philipsburgh Avenue. Communal open space of 586 sqm will be provided to the rear of the new block and include a children's play area. The proposed development also includes all enabling and site development works, open spaces, landscaping, paving, boundary treatment, external lighting, plant areas, services provision and connections, drainage and surface water attenuation, waste management facilities and all other ancillary works. The proposed development includes demolition of existing warehouse building at No. 21 Esmond Avenue (234.60 sqm), two storey business centre, single storey temporary building and warehouse building at No.19 Esmond Avenue (418.31 sqm), as permitted per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). A Natura Impact Statement is submitted to the planning authority with this application.

Documents Submitted

A list of documents submitted with this application is appended. Inter alia, these include a Statement of Response to the Opinion of Dublin City Council, an Appropriate Assessment (NIS) Report prepared by Altemar Ecological Services, an EIAR Screening Report prepared by DKPP. The engineering issues are addressed in the Documents submitted by CS Consulting which include within the reports the LRD Opinion Response from CS Consulting. The Engineering Services Report by CS Consulting contains written confirmation of feasibility and design acceptance from Irish Water. The Transportation issues in the Statement of Response are also addressed in the Transportation Assessment Report from CS Consulting. The Statement of Consistency with National & Regional Policy & S.28 Guidelines together with consistency of the proposed development with Planning Policy as set out in the Dublin City Development Plan 2022- 2028 by Doyle Kent Ltd is included. A Social and Community Audit and Childcare Analysis has also been prepared by PMCA Architects and includes an assessment of childcare facilities in the surrounding area. The application also includes an Archaeological Impact Assessment prepared by ACSU.

The reports by the PMCA Architects, include an Architectural Design Report and a Housing Quality Report. Also, by PMCA Architects a Building Life Cycle Report and Operational Waste Management Plan.

A Part V Report is submitted from PMPA Architects which includes confirmation of agreement in principle from the Housing and Community Services section of Dublin City Council.

A letter of consent from Dublin City Council (part of the public road) is submitted in respect of the area within the red line planning application boundary lying outside our client's ownership.

The appropriate fee has been paid in respect of this planning application.

We trust that the above is in order. Should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jane Doyle', written over a light grey rectangular background.

Jane Doyle

Schedule of Reports

Doyle Kent Planning

- Response to Dublin City Council LRD Opinion
- Statement of Consistency and Planning Report
- EIAR Screening Report
- Form 19 - LRD

PMCA Architects

- Drawing Issue sheet
- Architectural Design Report
- Housing Quality Assessment Report
- Part V Report
- Social and Community Audit and Childcare Analysis Community
- Building Life Cycle Report
- Operational Waste Management Plan

CS Consulting Engineers

- Drawing issue Sheet
- Site Specific Flood Risk Assessment Part 1
- Site Specific Flood Risk Assessment Part 2
- Engineering Services Report
- Traffic and Transport Assessment
- Outline Construction Management Plan
- Mobility Management Plan
- Construction and Demolition Waste Management Plan
- Car Parking Strategy
- Service and Operation Management Plan
- DMURS Statement of Consistency

RMDA Landscape

- Drawing Issue Sheet
- Landscape Report
- Landscape and Visual Impact Assessment
- Landscape Response to LRD Opinion

CSC Chris Shackleton Consulting

- Verified Views
- Sunlight Study

Archaeological Projects Limited

- Archaeological Assessment

Altemar Environmental Consultants

- Ecological Impact Assessment
- Appendix Bat Fauna Impact Assessment

- Appropriate Assessment Screening and Natura Impact Statement
- Outline Construction Environmental Management Plan

Mc Elligott M&E Consultants

- Drawing Register
- Energy Report
- Lighting Report

Drawing Register

PMCA Issue Sheet 01 Residential Development, Esmond Avenue, Dublin 3				
Project No:	18.10	Month	01	
Issue Sheet No:	Block C Application - Drawings & Reports	Year	25	
Architectural Drawings prepared by PMCA Architects				
Dwg No.	Dwg/ Report Title	Size	Scale	
PL - 0001	Proposed Site Plan - O.S Location Map	A1	As indicated	X
PL - 1001	Existing Site Plan & Three Storey House Floor Plans - Demolition	A1	As indicated	X
PL - 1003	Existing Overall Contextual Site & Buildings Elevations - Demolition	A1	1:200	X
PL - 1005	Existing Warehouse Plans & Elevations - Demolition	A1	1:200	X
PL - 1101	Property Ownership Drawing	A1	1:200	X
PL - 1201	Part V Allocation	A1	1:200	X
PL - 2002	Granted Blocks A&B + Proposed Block C - Ground Floor Plan	A1	1:200	X
PL - 2003	Granted Blocks A&B + Proposed Block C - 1st Floor Plan	A1	1:200	X
PL - 2004	Granted Blocks A&B + Proposed Block C - 2nd Floor Plan	A1	1:200	X
PL - 3000	Block C Proposed Ground Floor Plan	A2	1:200	X
PL - 3001	Block C Proposed First Floor Plan	A2	1:200	X
PL - 3002	Block C Proposed Second Floor Plan	A2	1:200	X
PL - 3003	Block C Proposed Roof Plan	A3	1:200	X
PL - 3004	Block C Proposed South & North Elevations	A3	1:200	X
PL - 3005	Block C Proposed West & East Elevations	A3	1:200	X
PL - 3006	Universal Access Ground Floor Plan	A2	1:100	X
PL - 3007	Universal Access First Floor Plan	A2	1:100	X
PL - 3008	Universal Access Second Floor Plan	A2	1:100	X
PL - 4001	Comparative Sections 1 & 2	A1	1:125	X
PL - 4002	Comparative Section 3	A2	1:100	X
PL - 5001	Proposed Site Contextual – Building Elevations	A1	1:200	X
PL - 6001	Viewing Cones - Block C Sheet 1	A2	1:200	X
PL - 6002	Viewing Cones - Block C Sheet 2	A2	1:200	X
PL - 7001	Block C Rear 3D View	A3	N/A	X
Architectural Documents prepared by PMCA Architects				
Dwg No.	Dwg/ Report Title	Size	Scale	
	Operational Waste Management Plan	A4	N/A	X
	Housing Quality Assessment	A3	N/A	X
	Social Community Audit & Child Care Analysis	A4	N/A	X
	Building Life Cycle Report	A4	N/A	X
	Architectural Design Report	A3	N/A	X
	Part V Report	A3	N/A	X
		Distribution		
		Client: Banner A Cuig Ltd		
		Issue Stage (Planning=PL)		PL

PL_1202 Taking In Charge Drawing

Ronan MacDiarmada & Associates Ltd.
Landscape Architects & Consultants

Newcastle, Co. Dublin
Tel: 01 4124476 Email: ronan@rmda.ie

Drawing Register

Job Title: Resident Development at Esmond Ave, Fairview, Co Dublin

Job No. 1887

Drawing Title:	Drawing No:	REV
Dwg 1. Landscape Masterplan	1(A1)	G
Dwg 2. Boundary Plan	2(A1)	G
Dwg 3. Planting Plan	3(A1)	G
Dwg 4. Hardscape Plan	4(A1)	G
Dwg 5. Combined Services & Landscape Plan	5(A1)	G
Dwg 6. Design Details	6(A1)	G
Dwg 7. Roof Plan	7(A1)	G
Landscape Rationale	(A3)	G
	Date:	24.02.2025
	Issued By:	HB

Mc Elligott Consulting Engineering

Drawing Register

Job Title: Resident Development at Esmond Ave, Fairview, Co Dublin

Dwg E045	Public Lighting Layout	
Dwg E045	Public Lighting Layout	

Date: 24.02.2025

Architect:	PMCA Architects	DOCUMENT SCHEDULE		Cronin & Sutton Consulting 19-22 Dame Street Dublin 2, Ireland Phone: (01) 5480963 / Fax: (01) 9011355 Email: info@csonconsulting.ie Web: www.csonconsulting.ie																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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