

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

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PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Dublin City Council

2. Location of Development

| | |
|---|--|
| Postal Address or Townland or Location (as may best identify the land or structure in question) | Milltown Park Sandford Road Dublin 6 D06V9K7 |
| Ordnance Survey Map Ref No (and the Grid Reference where available) | 3329-07 Grid Eastings: 717,122 Grid Northings: 731,264 |

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

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant ²

| | |
|---------|---|
| Name(s) | Sandford Living Limited |
| | Contact details of Applicant to be supplied at Question ²³ |

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

| | |
|---------------------------------|---|
| Name(s) of company director(s) | Donal O'Neill & Ciaran Burns |
| Registered Address (of company) | Riverside One Sir John Rogerson's Quay Dublin 2 D02X576 |
| Company Registration No. | 653667 |

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

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

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

| | |
|--------------|--------------------------|
| Name | Rebecca Adams |
| Firm/Company | O'Mahony Pike Architects |

9. Description of Proposed Development:

| | |
|---|--|
| <p>Brief description of nature and extent of development ⁴</p> | <p>Sandford Living Limited intend to apply for permission for a Large-Scale Residential Development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, D06 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares. The development will principally consist of: the demolition of c. 4,847.5 sq m of existing structures on site including Milltown Park House (880 sq m), Milltown Park House Rear Extension (2,031 sq m), the Finlay Wing (622 sq m), the Archive (1,240 sq m) and the Link Building between Tabor House and Milltown Park House Rear Extension to the front of the Chapel (74.5 sq m); the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (758 sq m) and the provision of a single storey glass entrance lobby to the front and side of the Chapel (52 sq m); and the provision of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units (70 No. studios, 176 No. one-bed units, 267 No. two-bed units and 43 No. three-bed units). Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartment units; Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units; Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units; Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units; Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses; and Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units. The development also includes the provision of: cultural/community space within Tabor House (4 No. storeys including lower ground floor level) and the Chapel (2 No. storeys including lower ground floor level and mezzanine level) (1,698 sq m) with associated outdoor space (248 sq m); a café/restaurant (179 sq m) and a creche (375 sq m) within Block F with associated outdoor creche play area; ancillary residents' amenities and facilities (324 sq m) within Blocks B & C; and a single storey bin store and substation adjacent to Block F (101 sq m). The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 319 No. car parking spaces (288 No. at basement level and 31 No. at surface level); set down area for deliveries; bicycle parking; 22 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; hard and soft landscaping including public open space and communal open space; green/blue roofs; PV panels; substations; lighting; plant; lift cores and overruns; and all other associated site works above and below ground. The proposed development has a gross floor space of c.50,196 sq m above ground level over a partial basement (under part of Blocks A1 and A2 and under Blocks B and C) measuring c. 10,550 sq m, which includes parking spaces, bin storage, bike storage and plant. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The planning application together with the Environmental Impact Assessment Report may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The Planning Application may also be inspected online at the following website set up by the applicant: www.sandfordplanninglrd2.ie. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.</p> |
|---|--|

10. Legal Interest of Applicant in the Land or Structure:

| | | |
|--|---|--------------------|
| <p>Please tick appropriate box to show applicant's legal interest in the land or structure</p> | <p>A. Owner</p> | <p>B. Occupier</p> |
| | <p>C. Other X</p> | |
| <p>Where legal interest is 'Other', please expand further on your interest in the land or structure.</p> | <p>Applicant owns main development site measuring 4.26 Ha. Letter of Consent received from DCC from works to Milltown Road, Sandford Road and Eglinton Road</p> | |

| | |
|---|---------------------|
| If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation. | Dublin City Council |
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11. Site Area:

| | |
|---|-------|
| Area of site to which the application relates in hectares | 4.740 |
|---|-------|

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

| | |
|--|-----------|
| Gross floor space ⁵ of any existing building(s) in sq m | 7,190.50 |
| Gross floor space of proposed works in sq m | 58,403.00 |
| Gross floor space of work to be retained in sq m (if appropriate) | 2,343.00 |
| Gross floor space of any demolition in sq m (if appropriate) | 4,847.50 |

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

| Class of Development | Gross floor area in sq m |
|----------------------|--------------------------|
| class1 | 57797 |
| class4 | 2949 |
| | |
| | |
| | |

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

| Number of | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 4+ Bed | Total |
|------------|--------|-------|-------|-------|-------|--------|-------|
| Houses | 0 | 0 | 0 | 6 | 0 | 0 | 6 |
| Apartments | 70 | 176 | 267 | 43 | 0 | 0 | 556 |

| | | |
|---|--|------------|
| Number of car parking spaces to be provided | | Total: 319 |
|---|--|------------|

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

| | |
|--|--|
| Existing use ⁶ (or previous use where retention permission is sought) | Vacant Buildings Formally Utilised by the Jesuit Community and their private external amenity space. |
| Proposed use (or use it is proposed to retain) | Residential-led mixed-use development. |
| Nature and extent of any such proposed use (or use it is proposed to retain) | 562 No. residential units, creche, cafe/restaurant, cultural/community space, and associated works |

16. Social and Affordable Housing

| Please tick appropriate | Yes | No |
|--|------------|-----------|
| Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷ | X | |

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If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act." (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

Please see Part V costings, Part V Proposal Letter, Part V Validation Letter and drawings submitted.

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

RECEIVED: 25/02/2026

17. Development Details

| Please tick appropriate | Yes | No |
|---|-----|----|
| Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage? | | X |
| Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? | | X |
| Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰ | | X |
| Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ? | X | |
| Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ? | | X |
| Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence? | | X |
| Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? | | X |
| Do the Major Accident Regulations apply to the proposed development? | | X |
| Does the application relate to a development in a Strategic Development Zone? | | X |
| Does the proposed development involve the demolition of any structure? | X | |

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [X]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No []

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: LRD6026/23-S3 Date: 13/06/2023

Reference No.: SHD0019/21 Date: 09/09/2021

Reference No.: 3866/20 Date: 13/08/2021

Reference No.: 3913/18 Date: 10/09/2018

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development¹³ ?

Yes [] No [X].

An Coimisiún Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development¹⁴ ?

Yes [X] No []

If yes, please give details: 2 No. Section 247 meetings on 10/01/2025 and 15/05/2025 and an LRD meeting on 15/08/2025

Reference No. (if any): LRD6093/25-S1 LRD6093/25-S2

Date(s) of consultation: 2025-01-10

Persons involved: Gareth Hughes, Audrey McGrath, Mary McDonald, Niamh Kiernan, Shane McGlynn, Ray Yeates, Sean Finlay-Scott, all from DCC. Applicant and their Design Team.

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing []

New [X]

Not Applicable []

Public Mains [X]

Group Water Scheme []

Private Well []

Other (please specify) []

Name of Group Water Scheme (where applicable)

RECEIVED: 25/02/2026

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing []

New [X]

Not Applicable []

Public Sewer [X]

Conventional septic tank system []

Other on-site treatment system (Please specify) []

| Proposed Surface Water Disposal | |
|--|----------------------|
| Public Sewer/Drain <input checked="" type="checkbox"/> | RECEIVED: 25/02/2026 |
| Soakpit <input type="checkbox"/> | |
| Watercourse <input type="checkbox"/> | |
| Other (Please specify) <input type="checkbox"/> | |
| Not Applicable <input type="checkbox"/> | |

21. Details of Public Notice

| | |
|---|------------------|
| Approved newspaper in which notice was published | Irish Daily Star |
| Date of publication | 25-02-2026 |
| Date on which site notice was erected ¹⁷ | 25-02-2026 |

22. Application Fee

| | |
|---------------------------|---|
| Fee Payable ¹⁸ | 80,000.00 |
| Basis of Calculation | €80,000 is the maximum LRD application fee. |

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

| | Applicant (where more than one applicant is named). | Agent |
|------------|---|-------|
| Signature | _____ | _____ |
| Print Name | _____ | _____ |
| Date | _____ | _____ |