



**Supplementary Form to accompany the
Standard Dublin City Council Planning Application Form
for permission for a Large-scale Residential Development (LRD)**

Form 19


BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

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



Form No. 19	 Comhairle Cathrach Bhaile Átha Cliath Dublin City Council
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Part 1

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

(a) Prospective Applicant's Name: Sandford Living Limited	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Patricia Thornton, Thornton O'Connor Town Planning
Correspondence Address:	No. 1 Kilmacud Road Upper, Dundrum, Dublin 14
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	Rebecca Adam
Company:	O'Mahony Pike Architects



(d) Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder

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

Patricia Thornton

Date: 25th February 2026

2. Details of Large-scale Residential Development

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

Milltown Park, Sandford Road, Dublin 6, D06 V9K7



3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:

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

Planning Authority reference number:	LRD6093/25-S1
Meeting date(s):	10 th January 2025 & 15 th May 2025

(b) LRD Meeting with Planning Authority:

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

Planning Authority reference number:	LRD6093/25-S2
Meeting date(s):	12 th August 2025

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

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

Consultation with Irish Water by way of Pre-Connection Enquiry and Statement of Design Acceptance process.



4. Application Requirements

		Yes	No
<u>Newspaper</u>		✓	
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:		
(b) If the answer to above is “Yes”, please complete the following details:			
(i) Approved newspaper in which notice was published: Irish Daily Star			
(ii) Date of publication: 25 th February 2026			
(iii) Date of erection of site notice(s): 25 th February 2026			
		Yes	No
<u>(c) Site Notice</u>		✓	
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:		
If the answer to above is “Yes”, state date on which the site notice(s) was erected:			
<div style="border: 1px solid black; display: inline-block; padding: 2px 10px;">25th February 2026</div>			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			

	Please tick appropriate box	Yes	No
<u>EIAR</u>		✓	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed:	✓	



If the answer to above is “Yes”, the newspaper and site must indicate this fact.	Included:	✓	
<u>EIAR Confirmation Notice</u> Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed:	✓	
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			✓
<u>Natura Impact Statement</u> (e) Is a Natura Impact Statement (NIS) required for the proposed development?			✓
If the answer to above is “Yes”, is an NIS enclosed with this application?	Enclosed: N/A		
If the answer to above is “Yes”, the newspaper and site must indicate this fact.	Included: N/A		
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			✓



5. Zoning			
(a) Site zoning in current Development Plan or Local Area Plan for the area:	Z12 – Institutional Land (Future Development Potential)		
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Vacant Buildings Formally Utilised by the Jesuit Community and their private external amenity space. Proposed: 562 No. residential units, creche, community/cultural space, café/restaurant, resident amenities, and public and communal open spaces		
6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
<u>Site Local Map</u> (a) Site location map sufficient to identify the land, at appropriate scale.	✓		
<u>Layout Plan</u> (b) Layout plan of the proposed development, at appropriate scale.	✓		
<u>Statement of Consistency</u> (c) Statement of consistency with the Development Plan	✓		
Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Response</u> (d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	✓ Please refer to the Response to DCC Opinion document prepared by Thornton O'Connor Town Planning enclosed separately.		

Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Specified Additional Information</u>	✓ Please refer to the Response to DCC Opinion document		



<p>(e) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>prepared by Thornton O’Connor Town Planning enclosed separately.</p>		
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7. Water Services:	Please tick the appropriate box	Yes	No
<p><u>Evidence of Engagement with Irish Water</u></p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)</p>	<p>Included:</p>		<p>N/A - No public water supply source impacted</p>
<p><u>Confirmation of Feasibility Statement</u></p> <p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)</p>	<p>Included:</p>	<p>✓ See Appendix to the Infrastructure Design Report by DBFL Consulting Engineers</p>	
<p><u>Statement of Compliance with Irish Water’s Standard Details & Codes of Practice</u></p> <p>(c) A Statement of Compliance with Irish Water’s Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include Statement)</p>	<p>Included:</p>	<p>✓ See Statement of Design Acceptance received from Irish Water included as an Appendix to the Infrastructure Design Report by DBFL Consulting Engineers. We have been advised that this is issued by Irish Water when they are satisfied the proposal comply with Standard Details and Codes of Practice for water and wastewater.</p>	



8. Traffic and Transport:	Please tick the appropriate box	Yes	No
<p><u>Traffic/Transportation Impact Assessment</u></p> <p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?</p>	Included:	✓	
<p><u>Travel Plan</u></p> <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	Included:	✓	
9. Taking in Charge:	Please tick the appropriate box	Yes	No
<p><u>Take in Charge – Site Plan</u></p> <p>Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p>	Included:		<p>✓</p> <p>We note that the red line includes works on land outside of the Applicant’s ownership, on DCC’s lands, which will remain in the control of Dublin City Council. A letter of consent from Dublin City Council is submitted herewith.</p> <p>No taking-in-charge proposed on the main development site.</p>
10. Maps, Plans and Drawings			
<p><u>Schedule of Drawings</u></p> <p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>	Included:	✓ Please see Cover Letter	



		which provides a list of reports/ documents.	
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11. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application. – **A Design Statement is required that captures the following requirements:**

Please tick appropriate box:	Yes	No
<p><u>Design Statement</u></p> <p>(a) A design statement that addresses the sites location and context and the proposed design strategy.</p>	✓	
<p><u>Schedule of Accommodation/Housing Quality Assessment</u></p> <p>(b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.</p>	✓	
<p>(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p>	✓	
<p>(d) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	✓	
<p>(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	✓	



Please tick appropriate box:	Yes	No
<p>(f) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>✓</p> <p>A telecoms supply will be provided to the development. Ducting will be brought into the building and coordinated with local service provider.</p> <p>The final supplier and connection point will be developed during design stage.</p> <p>In relation to phasing, this proposal is proposed to be constructed in 4 No. phases as details in the <i>Preliminary Construction Management Plan</i> enclosed and the <i>Construction and Environmental Management Plan</i>.</p>	
<p><u>Demolition of a Protected Structure</u> (g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>✓</p>
<p><u>Statutory Notices</u> (h) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.</p>		<p>✓</p>



12. Breakdown of Housing units:

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	70 No.	2,627 sq m
1-bed	176 No.	8,815.8 sq m
2-bed	267 No. – see breakdown below:	
2-bed (3 person)*	54 No.	3,745.7 sq m
2-bed (4 person)*	213 No.	16,493 sq m
3-bed	43 No.	4,352.8 sq m
4-bed	0	
4+ bed	0	
Total	556 No.	36,034.3 sq m

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

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed		
2-bed		
3-bed	6	727.2 sq m
4-bed		
4+ bed		
Total	6	727.2 sq m



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

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

Student Accommodation N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	562 No.
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13. LRD Floor Space (All Sections Must Be Completed)	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	57,797 sq m
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	11,249 sq m
(i) Parking	Basement car parking + ancillary floor space, e.g. bin stores (10,550 sq m)
(ii) Creche	375 sq m
(iii) Resident Amenity & Facilities (Gym, Co-Working & Management Suite)	324 sq m
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	2,574 sq m
Class of Development	Gross Floor Space in m²
(i) Community/Cultural Space	2,395 sq m ¹
(ii) Café/Restaurant	179 sq m
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	60,371 sq m
	Percentage
(e) Express (a) as a percentage of (d):	95.7%
(f) Express (c) as a percentage of (d):	4.3%
(e) plus (f)	100%

¹ 1,698 sq m considered as net internal community / cultural space
June 2022 Version 2



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

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Planning Authority Official Use only:

Planning Reference:

Planning Authority Stamp:



Part 2

Contact Details- (Not to be Published)

Applicant(s):

First Name:	Sandford Living Limited
Surname:	
Address Line 1:	Riverside One
Address Line 2:	Sir John Rogerson's Quay
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	Adam.dunne@ardstone.com
Primary Telephone Number:	01 6141400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Ciaran Burns, Donal O'Neill
Company Registration Number (CRO):	653667
Contact Name:	Adam Dunne
Primary Telephone Number:	01 6141400
Other / Mobile Number (if any):	
E-mail	Adam.dunne@ardstone.com



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

First Name:	Patricia
Surname:	Thornton
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper
Address Line 3:	
Town / City:	Dundrum
County:	Dublin 14
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	info@toctownplanning.ie
Primary Telephone Number:	01 2051490
Other / Mobile Number (if any):	086 1004652

Person responsible for preparation of maps, plans and drawings:

First Name:	Rebecca
Surname:	Adam
Address Line 1:	O'Mahony Pike Architects
Address Line 2:	The Chapel
Address Line 3:	Mount Saint Anne's
Town / City:	Milltown
County:	Dublin 6
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	info@omp.ie
Primary Telephone Number:	01 2027400
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Patricia Thornton / Sharon McCarthy
Mobile Number:	01 2051490
E-mail address:	patricia@toctownplanning.ie / sharon@toctownplanning.ie