PLANNING APPLICATION FORM

SOUTH DUBLIN COUNTY COUNCIL

Comhairle Contae Átha Cliath Theas
South Dublin County Council

PLANNING APPLICATION FORM

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.
Tel: (01) 4149000 Fax: (01) 4149104 Email: planning.dept@sdublincoco.ie

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS www.sdublincoco.ie

STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:
Please read directions & 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

Please ensure all necessary documentation is attached to your application form.

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

DATA PROTECTION
All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on www.sdublincoco.ie

The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box. ☐

The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

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1. Name of Relevant Planning Authority:

SOUTH DUBLIN COUNTY COUNCIL

2. Location of Proposed Development:

*Postal Address **or** Townland **or** Location (as may best identify the land or structure in question)*

Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22

Ordnance Survey Map Ref No (and the Grid Reference where available)[1]

3261-24, 3261-25, 3326-04, 3326-05
(707.031 ; 731.920)

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

[X] 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: _____N/A_____

Date of Grant of Outline Permission*: ____/__N/A__/____

***NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

Outline Permission may not be sought for:

(a) the retention of structures or continuance of uses, **or**
(b)developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
(c) works to Protected Structures or proposed Protected Structures.

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5. Applicant[2] (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s) Thornmeadow Developments Limited
Address(es) Must be supplied at end of this application form - ***Question 26***

6. Where Applicant is a Company *(registered under the Companies Acts 1963 to 1999)*

Name(s) of company director(s) John O'Regan, John Brosnan
Registered Address (of company) Unit 3 the Maltings, Main Street, Carrigaline, Cork, Ireland
Company Registration No. 475207
Telephone No. 01 443 8880
Email Address (if any) info@bluemontintl.com
Fax No. (if any)

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

Name Donal Duffy
Address To be supplied at end of this application form - ***Question 27***
Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that <u>if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)</u> *Yes [X] No [ ]*

8. Person responsible for preparation of Drawings and Plans[3]:

Name Kristopher O'Ceallaigh (O'Mahony Pike)
Address Must be supplied at end of this application form - ***Question 28***

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9. Description of Proposed Development:

Brief description of nature and extent of development[4] *(This should correspond with the wording of the newspaper advert and site notice.)*

"We, Thornmeadow Developments Limited, intend to apply for permission for a Large-Scale Residential Development on lands at the Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

The proposed development will consist of the demolition of the existing warehouses and structures on the site and the construction of a mixed-use residential led development comprising a total of 408 no. residential units (403 apartments consisting of 24 no. studio units, 230 no. 1 bed units and 149 no. 2 bed units, and 5 no. 3 bed 2 storey houses) and 1 no. childcare facility. The proposed development will comprise the following:

(a) Block 1 is a 9-storey mixed-use building comprising 64 apartments (32 no. 1 bedroom units, 32 no. 2 bedroom units), with associated private balconies; bin store; plant and switch room; esb substation; green roofs; pv panels at roof level and a childcare facility at ground level.

(b) Block 2 is a 5-storey apartment building comprising 114 apartments (24 no. studio units, 54 no. 1 bedroom units, 36 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle parking; plant rooms; a communal roof terrace at fourth floor level; green roofs and pv panels at roof level.

(c) Block 3 is a 5-storey apartment building comprising 112 apartments (68 no. 1 bedroom units, 44 no. 2 bedroom units) with associated private balconies/terraces; bicycle parking; bulky items stores; bin stores; plant and switch rooms; 2 no. esb substations; green roofs and pv panels at roof level.

(d) Block 4 is a 5-storey apartment building comprising 113 apartments (76 no. 1 bedroom units, 37 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle stores; bulky item stores; 2 no. esb substations; plant and switch rooms; green roofs and pv panels at roof level; and undercroft car parking (62 no. car parking spaces and 2 no. motorcycle parking spaces).

(e) 5 no. own-door houses (comprising 2 no. 2 storey, 3-bedroom detached units; and 3 no. 2 storey, 3-bedroom terraced units) with associated private balconies/terraces.

(f) The proposed development will also comprise 202 no. car parking spaces (140 spaces at surface level and 62 no. at undercroft level and including EV and Accessible spaces), 752 no. bicycle parking spaces (comprising short-term surface spaces, long-term spaces in bike stores and cargo bike spaces), 2 no. motorcycle parking spaces, refuse and storage areas, plant, landscaping, open space, boundary treatment, public lighting, drainage, and all infrastructural and engineering works necessary to facilitate the proposed development, including connections to existing services at the Ninth Lock Road and New Nangor Road. Vehicular access will be via the existing industrial estate road off Ninth Lock Road.

A dedicated website has been set up for the LRD application, which may be viewed at: www.elmfieldlrd.ie."

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

Please tick appropriate box to show applicant's legal interest in the land or structure	***A.*** *Owner* ***X***	***B.*** *Occupier*
	C. *Other*	
Where legal interest is 'Other', please expand further on your interest in the land or structure		
If you are not the legal owner*, please state the name and address of owner* ***on the last page of this application form - Question 29.*** *You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation* ***Letter of Consent submitted.***		

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11. Site Area:

Area of site to which the application relates in hectares	2.66 ha

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

Gross floor space[5] of any ***existing*** *building(s) in sq. m*	*10,368.00*
Gross floor space of ***proposed*** *works in sq. m*	*31,853.00*
Gross floor space of work to be ***retained*** *in sq. m (if appropriate)*	*0.00*
Gross floor space of any ***demolition*** *in sq. m (if appropriate)*	*10,368.00*
Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from **inside** the external wall.	

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*
Class 1	22,707.3
Class 4	350

14. In the case of residential development provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	5	0	0	5
Apartments	24	230	149	0	0	0	403

Number of car-parking spaces to be provided	Existing:	Proposed: 202	Total: 202

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)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable Housing

Please tick appropriate box	**YES**	**NO**
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?[7] 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 of 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 of 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 the 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 of Part V of the Act.	X Please refer to Part V proposals submitted with the application, including proposed floor plans and Letter of Validation from the Housing Section.	

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.		

17. Development Details

Please tick appropriate box	***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? ***Note: If yes, newspaper and site notice must indicate fact.***		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 (Amendment) Act, 1994[10]		X
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		X
Does the proposed development require the preparation of an Environmental Impact Assessment Report[11]*?*		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence? ***Note: If yes, newspaper and site notice must indicate fact.***		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? ***Note: If yes, newspaper and site notice must indicate fact.***		X
Do the Major Accident Regulations apply to the proposed development?		X

Does the application relate to a development in a Strategic Development Zone? ***Note: If yes, newspaper and site notice must indicate fact.***		X

Does the proposed development involve the demolition of any structure[12]? ***Note: Demolition of a habitable house requires planning permission.***	X	

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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. N/A

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.: Reg. Ref. SD21A/0122 Date: 19/05/2021

Reference No.: Reg. Ref. SD06A/0429 Date: 30/05/2006

Reference No.: Date:

*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 2001-2006 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development [13]?

Yes [ ] No [X]

An Bord Pleanála Reference No.:

_____

*(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).*

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14]?

Yes [**X**] No [ ]
If yes, please give details:

S. 247 and S.32B Pre Planning Meetings took place.
Details in Planning Report by DOWNEY

Reference No. (if any): **LRDOP008/25**

Date(s) of consultation: **28/01/26**

Persons involved: Deirdre Kirwan – Senior Planner Colm Maguire – Senior Executive Planner Naoise O'Connor – Assistant Planner Nicky Cox – Roads Hannah Johnson – Public Realm Brian Harkin – Drainage Edel Dempsey – Housing

_____

20. Services

Proposed Source of Water Supply

Existing connection [ ] New connection [X]

Public Mains [X] Group Water Scheme [ ] Private Well [ ]

Other (please specify):

_____

Name of Group Water Scheme (where applicable)

_____

Proposed Wastewater Management/Treatment
Existing [ ] New [X] Public Sewer [X] Conventional septic tank system [ ] Other on-site treatment system [ ] Please specify _____
Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [ ] Watercourse [ ] Other [ ] Please specify _____

21. Details of Public Notice

Approved newspaper[15] *in which notice was published*	Irish Daily Star
Date of publication	25/08/2026
Date on which site notice was erected	25/08/2026

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22. Application Fee

Fee Payable	*€56,840*
Basis of Calculation **Please see fee notes available on Council website www.sdcc.ie** **Please note if the correct fee is not paid this will result in your application being invalidated.**	Class 1 (€130) X 408 = €53,040 Class 4 childcare (€7.20 X 350) = €2,520 Class 13 Demolition X 3 = €480 ESB Substations (5 X €160) = €800 Total = €56,840

SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

23. Is it proposed that the Development will: (please tick appropriate box)[19]: (see note 19)

A Be **Taken in Charge** by the County Council (X)

B Be maintained by **an Estate Management Company** ( )

C In **part be Taken in Charge and part maintained** by an Estate Management Company ( )

In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.

24. Do any Statutory Notices apply to the site/building at present?
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)

Yes [ ] No [X] Place an X in the appropriate box.

If yes, please give details_____N/A_____

25. Please describe where the site notice(s) is/are erected at site of proposed development	The specific location of the Site Notice is detailed in the Site Location Map.

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

Signed (Applicant or Agent as appropriate	
Date:	26/08/2026

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.