

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.

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)	Lands at White Heather Industrial Estate, South Circular Road, and including 307/307a South Circular Road & 12a St James's Terrace, Dublin 8.
Ordnance Survey Map Ref No (and the Grid Reference where available)	CYAL50442655 Grid Eastings: 713,855 Grid Northings: 732,696

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)	Green Urban Logistics 3 White Heather Propco 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)	Jason Lee
Registered Address (of company)	32 Molesworth Street Dublin 2 Dublin D02 Y512
Company Registration No.	769306

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

Name	McGill Planning Limited
	Address to be supplied at the end of this form. (Question 24)

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

Name	Michael Hussey
Firm/Company	O'Mahony Pike Architects

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	<p>We, Green Urban Logistics 3 White Heather Propco Limited, intend to apply for Permission for a mixed use Large-Scale Residential Development (LRD) at this site at White Heather Industrial Estate, South Circular Road, and including 307/307a South Circular Road & 12a St James's Terrace, Dublin 8. The site is bounded to the south by the Grand Canal, to the north by Our Lady of Dolours Church and the private rear gardens of residential dwellings along South Circular Road, to the east by Unit Nos. 291/293 White Heather Industrial Estate, Priestfield Cottages and to the west by the rear gardens of dwellings along St James's Terrace. The development will consist of:</p> <ol style="list-style-type: none"> 1. Demolition of all existing commercial and warehouse buildings and structures on the site except Nos 307/307A South Circular Road, (c.4,665 sq.m of floorspace). 2. Provision of a residential development of 250 units within six blocks (Blocks 01, 02(A/B), 03(A/B), 04(A/B), and two duplex apartment blocks), ranging in height up to seven storeys, and comprising the following: <ul style="list-style-type: none"> • Block 01 - 4 to 5 storeys in height and will provide 23 no. residential units. • Block 02(A/B) - 5 to 6 storeys in height and will provide 73 no. residential units • Block 03(A/B) - 5 to 7 storeys in height and will provide 87 no. residential units • Block 04 (A/B) - 5 to 6 storeys in height and will provide 51 no. residential units • 2 no. Duplex blocks - 3 storeys in height and will provide 16 no. residential units <p>The overall residential mix will include: 12 no. studio apartments, 148 no. one-bed apartments, 74 no. two-bed apartments, 8 no. one-bed duplex apartment units, and 8 no. two-bed apartment duplex units. All units will have private balconies or terraces with north, south, east or west orientation. The development will also include internal residential amenity spaces (c. 404.3 sq.m in total), a crèche (c.172.9 sq.m) and a café/kiosk (c.34.8 sq.m). Provision of 86no. car parking spaces, 8 no. motorbike parking spaces and 421 no. bicycle parking spaces, together with communal and public open spaces, landscaping, and boundary treatments. The proposal includes the change of use of the existing dwelling at 307/307A South Circular Road to crèche with an associated external play area. Public open space will be provided between Blocks 03 and 04, and to the north and south of the apartment blocks, the southern open space overlooking the Grand Canal. Additional communal open spaces are provided throughout the scheme. Vehicular, pedestrian and cyclist access will be from the northeast via the existing estate entrance from South Circular Road, with additional pedestrian/cyclist access from the west via St James's Terrace. The development also includes roof terraces in Blocks 02(A), 03(A) and 04(A), a semi-basement below Blocks 02(A/B) and 03(A/B), PV cells at roof level, all associated site development works above and below ground including hard and soft landscaping, lighting, SuDs measures, EV charging points, green/blue roofs, ESB substation and all associated services and access upgrades to facilitate the development. Other works includes the installation of a new watermain to be connected to the existing public water supply in accordance with Uisce Éireann requirements along St. James's Terrace, together with associated public realm works and access upgrades along the South Circular Road to facilitate the development. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The planning application 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 LRD application may also be inspected online at the following website set up by the applicant: https://www.whiteheatherlrd.ie or on Dublin City Council Website: www.dublincity.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:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other X	

Where legal interest is 'Other', please expand further on your interest in the land or structure.	The Applicant is the owner of the lands on which the mixed used LRD is planned. Installation of a new watermain to be connected to the existing public water supply in accordance with Uisce Éireann requirements along St. James's Terrace, together with associated public realm works and access upgrades along the South Circular Road to facilitate the development, these lands are within the ownership of Dublin City Council. A Letter of Consent from Dublin City Council is enclosed.
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

11. Site Area:

Area of site to which the application relates in hectares	1.130
---	-------

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

Gross floor space ⁵ of any existing building(s) in sq m	4,830.00
Gross floor space of proposed works in sq m	20,333.00
Gross floor space of work to be retained in sq m (if appropriate)	165.00
Gross floor space of any demolition in sq m (if appropriate)	4,665.00

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	20121
class4	207.7

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	0	0	0	0
Apartments	12	156	82	0	0	0	250
Number of car parking spaces to be provided							Total: 86

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

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	

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.

RECEIVED: 08/12/2025

Please see Part V pack including validation Letter from DCC Housing.

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: 08/12/2025

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)

<p>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:</p>									
<p>Are you aware of any valid planning applications previously made in respect of this land/structure?</p>									
<p>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:</p> <table border="0"> <tr> <td>Reference No.: SHD000922</td> <td>Date: 12/04/2022</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> <p>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.</p>		Reference No.: SHD000922	Date: 12/04/2022	Reference No.:	Date:	Reference No.:	Date:	Reference No.:	Date:
Reference No.: SHD000922	Date: 12/04/2022								
Reference No.:	Date:								
Reference No.:	Date:								
Reference No.:	Date:								
<p>Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development ¹³ ?</p>									
<p>Yes [] No [X]. An Coimisiún Pleanála Reference No.: .</p>									

19. Pre-application Consultation

<p>Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?</p>
<p>Yes [X] No [] If yes, please give details: LRD LRD Meeting</p> <p>Reference No. (if any): LRD6086/25-S2</p> <p>Date(s) of consultation: 2025-08-19</p> <p>Persons involved: Nicola Colon Garrett Hulgraine Lorraine Gaughran Niamh Fitzgerald Shane McGlynn Aoife McSweeney Astrid Lynn Mary McDonald Louise Callan</p>

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☒

New ☐

Not Applicable ☐

Public Mains ☒

Group Water Scheme ☐

Private Well ☐

Other (please specify) ☐

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☒

New ☐

Not Applicable ☐

Public Sewer ☒

Conventional septic tank system ☐

Other on-site treatment system (Please specify) ☐

RECEIVED: 08/12/2025

Proposed Surface Water Disposal	
Public Sewer/Drain [X]	RECEIVED: 08/12/2025
Soakpit []	
Watercourse []	
Other (Please specify) []	
Not Applicable []	

21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	08-12-2025
Date on which site notice was erected ¹⁷	08-12-2025

22. Application Fee

Fee Payable ¹⁸	43,997.60
Basis of Calculation	<p>1. Non-Residential Development (€7.20/m²) • Creche outdoor area (29 m²) = €208.80 • Creche (144 m²) = €1,036.80 • Kiosk (35 m²) = €252.00 Subtotal Non-Residential: €1,497.60</p> <p>2. Residential Development (€130/unit) • Housing (250 units) = €130x250 units = €32,500 Subtotal Residential: €32,500</p> <p>3. Other Contributions • NIS = €10,000</p> <p>Total LRD Fee: €1,497.60 + €32,500 + €10,000 = €43,997.60</p>

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

Date

RECEIVED: 08/12/2025