

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: South Dublin County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	A site of approximately 1.19 Ha at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East. The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.28 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, cycle infrastructure and water services infrastructure.
Ordnance Survey Map Ref No (and the Grid Reference where available)	x4 see map Grid Eastings: 708,786 Grid Northings: 727,741

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:

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5. Applicant ²

Name(s)	Midsal Homes 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)	Isabella Gilmer, Megan Gilmer, Joe McWilliams, and Fiona Bready
Registered Address (of company)	Suite 112, Q House 76 Furze Road, Sandyford Dublin 18 D18 WYH0
Company Registration No.	630574

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

Name	Daniel Moody
	Address to be supplied at the end of this form. (Question 24)

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

Name	John Winslow
Firm/Company	Donnelly Turpin Architects

9. Description of Proposed Development:

<p>Brief description of nature and extent of development ⁴</p>	<p>The proposed development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (including basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement. The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units. The development also includes 2,123 sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a café (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) with external play area. The development also comprises: an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard Road; continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground. Note for the mixed-use question below: there are too many non-residential uses proposes relative to the lines available, so we have provided the residential floor area and the combined non-residential floor area. See submitted materials for details of the individual non-residential uses.</p>
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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.	Letter of consent provided by Ravensbrook Limited in Receivership by Kirby Healy Chartered Accountants, 3 Fitzwilliam Court, Upper Pembroke Street, Dublin 2. Letter of consent provided by South Dublin County Council. County Hall, Tallaght, Dublin 24.	
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.	See details above See details above	

11. Site Area:

Area of site to which the application relates in hectares	1.190
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	23,540.00
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)	0.00

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
class14	15352.9
class14	2123

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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	6	47	98	48	0	0	199
Number of car parking spaces to be provided							Total: 58

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 site.
Proposed use (or use it is proposed to retain)	Residential and multiple non-residential (see report for full list, inadequate space provided here).
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential and multiple non-residential (see report for full list, inadequate space provided here).

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 refer to the enclosed materials. Details are summarised for conciseness in Section 7.14 of the Planning Report and Statement of Consistency,

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.

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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.: SD04A0975	Date: 23/12/2004
Reference No.: SD09A0419	Date: 23/10/2009
Reference No.: SHD3ABP31376022	Date: 09/06/2022
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, as amended.

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

Yes [] No [X].
An Coimisiún Pleanála Reference No.: .

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: Please refer to Section 4.0 of the enclosed Planning Report and Statement of Consistency.

Reference No. (if any): LRDPP021/24

Date(s) of consultation: 2024-10-24

Persons involved: Please refer to Section 4.0 of the enclosed Planning Report and Statement of Consistency.

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)

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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 [X]	RECEIVED: 19/11/2025
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	19-11-2025
Date on which site notice was erected ¹⁷	18-11-2025

22. Application Fee

Fee Payable ¹⁸	41,155.60
Basis of Calculation	Class 14b: 199 No. units x €130 per unit = €25,870.00 Class 14c: 2,123 sq m of non-residential floorspace x €7.20 = €15,285.60 Total = €41,155.60 See proof of payment as Appendix A to the Planning Report and Statement of Consistency.

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 _____	_____	_____