SOUTH DUBLIN COUNTY COUNCIL

Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Form 19

Form to be included with an application for permission for a Large-scale Residential Development

Land Use Planning & Transportation Directorate, County Hall, Tallaght, Dublin 24
Telephone: 01 4149000 Email: preplanning@sdublincoco.ie

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.

RETURN OF COMPLETED FORMS

Completed forms should returned:

- by email to preplanning@sdublincoco.ie
- or by post Planning Registry, SDCC, County Hall, Tallaght, Dublin 24, D24 YNN5

Should you require any assistance in completing this form, please contact 01-4149000.

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

Prospective Applicant Name:	Midsal Homes Limited
Address:	Suite 112, Q House, 76 Furze Road, Sandyford, Dublin 18
Telephone:	01 534 5572
Email:	info@salamisso.com

Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Daniel Moody
Correspondence Address:	Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum, Dublin 14
Telephone:	01 205 1490
Email:	info@toctownplanning.ie

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:	
Daniel Moody	
Date:	Signer ID: JN64VYDEQA... 18th November 2025

Address of the proposed Large-scale Residential Development:
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.

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	'TC – Town Centre'
Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant site. Proposed: Residential and multiple non-residential (see full list at the end of this form).

Supporting documents	**Enclosed**		
Site location map sufficient to identify the land, at appropriate scale.	Yes ☑	No ☐	
Layout plan of the proposed development, at appropriate scale.	Yes ☑	No ☐	

Statement of consistency with the Development Plan	Yes ☑	No ☐	
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.	Yes ☑	No ☐	N/A ☐
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes ☑	No ☐	N/A ☐
Design:			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes ☑	No ☐	
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.	Yes ☑	No ☐	

Water Services:	Enclosed		
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.	Yes ☑	No ☐	
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.	Yes ☑	No ☐	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes ☑	No ☐	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes ☑	No ☐	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes ☑	No ☐	
Traffic and Transport:	Enclosed		
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)?	Yes ☑	No ☐	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes ☑	No ☐	N/A ☐
Taking in Charge:	Enclosed		
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.	Yes ☑ See enclosed drawing.	No ☐	
Maps, Plans and Drawings:	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes ☑	No ☐	

See the Planning Administration section of the Planning Report and Statement of Consistency.

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.

Please tick appropriate box:	**Yes**	**No**
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	☑	☐
(b) 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?	☑	☐
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	☑	☐
(d) 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?	☑	☐
(e) 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.	☐	☑
(f) 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.	☐	☑
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	☑	☐

(a) Principally, please refer to the enclosed Planning Report and Statement of Consistency and the Architectural Design Statement.
(b) Principally, please refer to the enclosed Planning Report and Statement of Consistency, the Architectural Design Statement, the Traffic and Transport Assessment Report, the Landscape Strategy and the full suite of landscape drawings.
(c) Principally, please refer to the enclosed Planning Report and Statement of Consistency, the Architectural Design Statement, the Traffic and Transport Assessment Report, the Landscape Strategy and the full suite of landscape drawings.
(d) Principally, please refer to the enclosed Telecommunications Report and Energy Efficiency and Climate Change Adaptation Statement.
(g) Principally, please refer to the enclosed Planning Report and Statement of Consistency and Statement of Response to LRD Opinion.

Breakdown of Housing units:

Houses		
Unit Type	**No. of Units**	**Gross floor space in m²**
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	**No. of Units**	**Gross floor space in m²**
Studio	6	240.6
1-bed	47	2,454.3
2-bed	98	7,851.1
3-bed	48	4,806.9
4-bed	0	0
4+ bed	0	0
Total	199	15,352.9

Student Accommodation			
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	199

LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m²:	15,352.9
(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:	0 Notes: (1) Parking excluded already as the above residential figure omits ancillary spaces. (2) Childcare not included as it is not ancillary, but a wholly independent use. It is included in (c) below.
(i) e.g Parking	
(ii) e.g. Childcare	
(iii)	
(c) State the cumulative gross floor space of the non-residential development proposed in m² 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:	2,123
Class of Development	**Gross Floor Space in m**
(i) Note: Insufficient number of lines provided. Total stated to the right, with individual uses listed overleaf.	2,123
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	17,475.9
	Percentage
(e) Express (a) as a percentage of (d):	87.9%
(f) Express (c) as a percentage of (d):	12.1%
(e) plus (f)	100%

Planning Authority Official Use only:
Planning Reference:
Planning Authority Stamp:

Non-residential uses per (c) above:

Unit	Use	Floor Area (sq m)
1	Dentist	72
2	Medical	210
3	Bicycle Repair and Sales	81
4	Class 1 / Class 2 Commercial	64
5	Off Licence	64
6	Retail	71
7	Bar	151
8	Class 1 / Class 2 Commercial	101
9	Café	87
10	Class 1 / Class 2 Commercial	89
11	Crèche	350
12	Pharmacy	195
13	Beauty/Health Salon	195
14	Retail	134
15	Class 1 / Class 2 Commercial	133
16	Retail	57
17	Retail	69
Total		2,123