

Trevor Sadler
McGill Planning Ltd.
9 Pembroke Street Upper
Dublin 2
Sent by email: trevor@mcgplanning.ie

16th June 2026

**RE: Site at Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield
Road, Beaumont, Dublin 9**
Applicants: Urban Life (BMD) Ltd
Agent: McGill Planning Ltd.

Validation Letter – Part V

Dear Sir/Madam,

McGill Planning Ltd. intends to lodge a planning application on behalf of their client Urban Life (BMD) Ltd to develop a site located at Site at Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield Road, Beaumont, Dublin 9. McGill Planning Ltd. has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

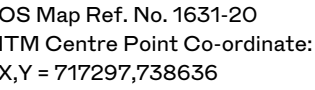
I would be obliged if you could validate this planning application. If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Please note that the Planning Department requires a Part V Schedule of Accommodation & Approximate Costs to accompany this Validation Letter.

Yours sincerely,

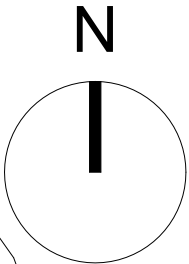
Lorraine Gaughran

**Lorraine Gaughran
Housing Development**



Site Area = 0.58Ha / 1.43 acres

Site Area = 0.58Ha / 1.43 acres



SITE PLAN LEGEND

- SITE LOCATION BOUNDARY OUTLINED IN RED
 -  SITE NOTICED LOCATION
 -  AREA OF WAYLEAVE

P01	xx	ISSUED FOR PLANNING	PT	SF
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

SUITABLE FOR PLANNING

CLIENT

URBAN LIFE

PROJECT

Ellenfield Place Beaumont Road

DRAWING

0000 SITE
OS MAP / SITE LOCATION PLAN

PROJECT NUMBER
951322

DATE
07/10/2025

SCALE@ A
As indicated

DRAWN/CHECKED:
SF/ PT

STATUS CODE: DRAWING NUMBER

REVISION

S2

EPB-HJL-XX-00-DR-A-0001

P01

SITE - OS MAP

1 : 1000

Architecture + Interiors
henryjlyons.com

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info@henryjlyons.com

51-54 Pearse Street
Dublin D02 KA66



STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

PROJECT _____

DRAWING

OVERALL SITE PLAN

PROJECT NUMBER _____ DATE _____

SCALE: A1
1:200

DRAWING CHECKED:
SF/PT

References

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	0B2P
	1B2P
	2B3P
	2B4P
	3B6P



ALL DIMENSIONS TO BE CHECKED ON SITE
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OR SYSTEMS.

APARTMENT SCHEDULE_PART V

NAME	Occupancy	AREA	18_Part V	ASPECT
------	-----------	------	-----------	--------

L01

APARTMENT	0B2P	32.4 m²	Yes	
APARTMENT	0B2P	32.0 m²	Yes	
APARTMENT	1B2P	45.8 m²	Yes	
APARTMENT	1B2P	45.7 m²	Yes	
APARTMENT	1B2P	45.7 m²	Yes	
APARTMENT	1B2P	45.5 m²	Yes	

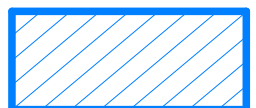
L01: 6

L02

APARTMENT	082P	33.6 m ²	Yes	
APARTMENT	082P	32.0 m ²	Yes	
APARTMENT	082P	32.4 m ²	Yes	
APARTMENT	182P	45.7 m ²	Yes	
APARTMENT	182P	45.7 m ²	Yes	
APARTMENT	182P	45.7 m ²	Yes	
APARTMENT	182P	49.9 m ²	Yes	
APARTMENT	182P	45.7 m ²	Yes	
APARTMENT	182P	45.8 m ²	Yes	
APARTMENT	182P	45.7 m ²	Yes	
APARTMENT	182P	45.7 m ²	Yes	
APARTMENT	233P	63.2 m ²	Yes	dual aspect
APARTMENT	233P	63.7 m ²	Yes	dual aspect
APARTMENT	284P	73.8 m ²	Yes	dual aspect

Total Area: 20

PART V ALLOCATION



P01	30/06/2026	ISSUED FOR PLANNING - LRD Stage 3	PT	SF	
REV	DATE	DESCRIPTION	CKH	DRN	

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

CLIENT

URBAN LIFE

PROJECT

Ellenfield Place Beaumont Road

DRAWING

FIRST FLOOR PLAN
FIRST FLOOR - PART V UNITS

PROJECT NUMBER	DATE
951322	05.02.2026

SCALE@ A1
As indicated

DRAWN/CHECKED:
SF/ PT

STATUS CODE:	DRAWING NUMBER	REVISION
A1	EPB-HJL-XX-00-DR-A-1680	P01

Henry J Lyons

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FIRST FLOOR - UNIT TYPE PLAN - PART V UNITS

1 : 200

 0B2P
 1B2P
 2B3P
 2B4P
 3B6P



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OR SYSTEMS.

APARTMENT SCHEDULE_PART V

NAME	Occupancy	AREA	18_Part V	ASPECT
------	-----------	------	-----------	--------

L01				
APARTMENT	0B2P	32.4 m ²	Yes	
APARTMENT	0B2P	32.0 m ²	Yes	
APARTMENT	1B2P	45.8 m ²	Yes	
APARTMENT	1B2P	45.7 m ²	Yes	
APARTMENT	1B2P	45.7 m ²	Yes	
APARTMENT	1B2P	45.5 m ²	Yes	
L01: 6		247.1 m ²		

L02			
APARTMENT	082P	33.6 m ²	Yes
APARTMENT	083P	32.0 m ²	Yes
APARTMENT	082P	32.4 m ²	Yes
APARTMENT	182P	45.7 m ²	Yes
APARTMENT	182P	45.9 m ²	Yes
APARTMENT	182P	49.7 m ²	Yes
APARTMENT	182P	49.9 m ²	Yes
APARTMENT	182P	45.7 m ²	Yes
APARTMENT	182P	45.6 m ²	Yes
APARTMENT	182P	45.7 m ²	Yes
APARTMENT	182P	45.5 m ²	Yes
APARTMENT	283P	69.3 m ²	Yes dual aspect
APARTMENT	283P	63.7 m ²	Yes dual aspect
APARTMENT	284P	73.8 m ²	Yes dual aspect

Total Area: 20 921.7 m²

P01	30/06/2026	ISSUED FOR PLANNING - LRD Stage 3	PT	SF
REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

CLIENT
URBAN LIFE

PROJECT
Ellenfield Place Beaumont Road

DRAWING

SECOND FLOOR PLAN
SECOND FLOOR - PART V UNITS

PROJECT NUMBER	DATE
951322	05.02.2026
SCALE@ A1	DRAWN/CHECKED:
1 : 200	SF/ PT

STATUS CODE:	DRAWING NUMBER	REVISION
A1	EPB-HJL-XX-00-DR-A-1681	P01

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