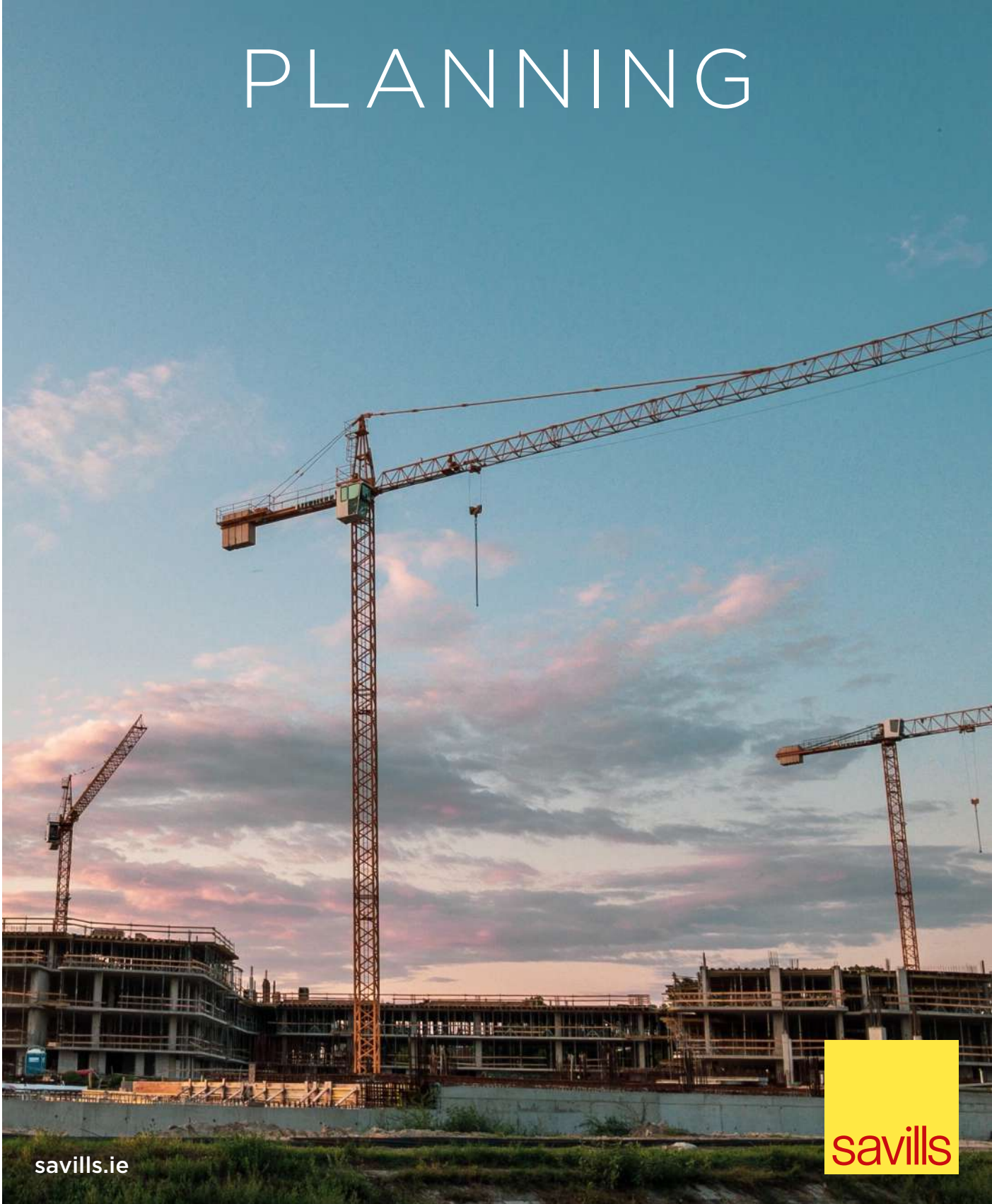


SAVILLS

PLANNING



savills.ie





CONTENTS

 [Click to navigate](#)

INTRODUCTION TO SAVILLS PLANNING

Establishing the best planning permission achievable is crucial to maximising a site's value, and we know this can be a complex process for your development project.

Savills is unique in the Irish planning sector in our ability to draw on the expertise of a full-service property consultancy. This ensures that our planning advice is informed by up-to-date market requirements to maximise the viability of our client's proposals. No other advisor in Ireland can provide planning advice that is enhanced by such a variety of market leading expertise in other fields. This includes Development Land, Investment, Agency, Professional Services, and Research.



Raymond Tutty
 Head of Planning
 Divisional Director
 +353 1 618 1316
 raymond.tutty@savills.ie

Savills provides full planning consultancy services across Ireland and the UK. In the UK, Savills has been the largest planning consultancy for the past seven years with over 200 chartered town planners.

Savills has been providing planning consultancy services in Ireland for over five years from our Dublin and Belfast offices.



PLANNING OVERVIEW

Savills has experts across the planning spectrum. We provide a full range of sector specialist advice combined with detailed local knowledge of planning policy and its interpretation. We constantly monitor changes in policy at a national and local level to ensure our clients remain a step ahead in the planning process.

WE CAN HELP YOU WITH:

Applications and Appeals

We prepare, submit and negotiate planning applications of all types. We also submit first- and third-party appeals for clients across Ireland

Appraisals, Strategy, and Team Building

Our planning experts provide advice in design feasibility exercises. We also assemble design and consultancy teams to ensure clients have all the expertise to deliver viable developments

Site Finding

We utilise extensive GIS planning data to undertake state wide site searches

Planning Due Diligence

Savills provides planning due diligence to vendors, purchasers, landlords, and occupiers across a range of development forms

Development Monitoring

We provide planning alert services to several multi-site clients in Ireland. This ensures that clients are informed of new proposals that may adversely affect their interests

Rezoning Submissions

We make submissions on behalf of clients seeking land rezonings and amending policies to better suit their requirements

Planning Enforcement

We assist clients in regularising unauthorised development and contesting enforcement notices

National and Local Planning Policy

We ensure clients are informed of changes at national, regional, and local planning policy level that affect their interests

Masterplanning and Urban Design

Savills has in-house masterplanners and urban designers to guide major developments from the outset. Aligned with our planning and development consultancy experts, clients benefit from planning and commercial informed designs

Stakeholder Engagement

We regularly engage with the public, Local Authority personnel, and statutory bodies on behalf of clients. This includes preparation of consultation strategies and hosting public events

WE HAVE PLANNING EXPERTS ACROSS ALL SECTORS:

- Education
- Energy & Infrastructure
- Healthcare
- Housing
- Offices & Industrial
- Retail
- Retirement Living
- Sport & Leisure
- Student Development
- Urban Design

"When you're dealing with Savills, you are dealing with planners who are much more commercial than average and who can bounce ideas off their agency colleagues."

John Beresford
Grainger



RESIDENTIAL CASE STUDIES:

42/43 Henry Street, Dublin 1

Asset

42/43 Henry Street is located along the vibrant shopping district in the north City Centre. The vacant and under-utilised floorspace on upper levels provided an opportunity to create new residential units.

Challenge

Savills was instructed to provide planning and project management services for the scheme. The challenge was to introduce residential floorspace on upper levels while maintaining a high-quality retail premises on the ground floor. This required a careful balance between planning and building regulations, occupier demands, and client viability needs.

Results

Savills provided planning advice during the feasibility stage and led pre-planning engagement with Dublin City Council. We secured the final grant of planning permission in June 2023.



4/5 South William Street, Dublin 2

Asset

4/5 South William Street comprises two interlinked three storey protected structures in the heart of Dublin City Centre.

Challenge

The property's upper floors were vacant for several years. The internal and external building fabric had suffered from this vacancy and weather ingress. As the property was a protected structure, any interventions required careful design and implementation to protect the historic fabric.

Results

Savills Planning secured permission for comprehensive internal and external works to the protected structure to create high-quality residential properties. The works are now completed and the new apartments occupied.



RESIDENTIAL CASE STUDIES:

Dublin City Centre

Asset

Savills is lead planning advisor for the redevelopment of a major City Centre site in Dublin. The development seeks to deliver high-quality retail floorspace, with a large scale residential and hotel development above.

Challenge

A complex City Centre site with several development sites adjoining. Identifying a viable development proposal that can be delivered through the planning system. Continual changes in national and local planning policy, in addition to the growing prevalence of judicial review challenges of major residential developments.

Results

Savills Planning has advised during the feasibility design stage for the proposal. This considered several development forms and mix of uses for the site. Savills led the pre-planning engagement with Dublin City Council and is working with the client team to progress the designs to the planning stage.



Abbey Street, Dublin 1

Asset

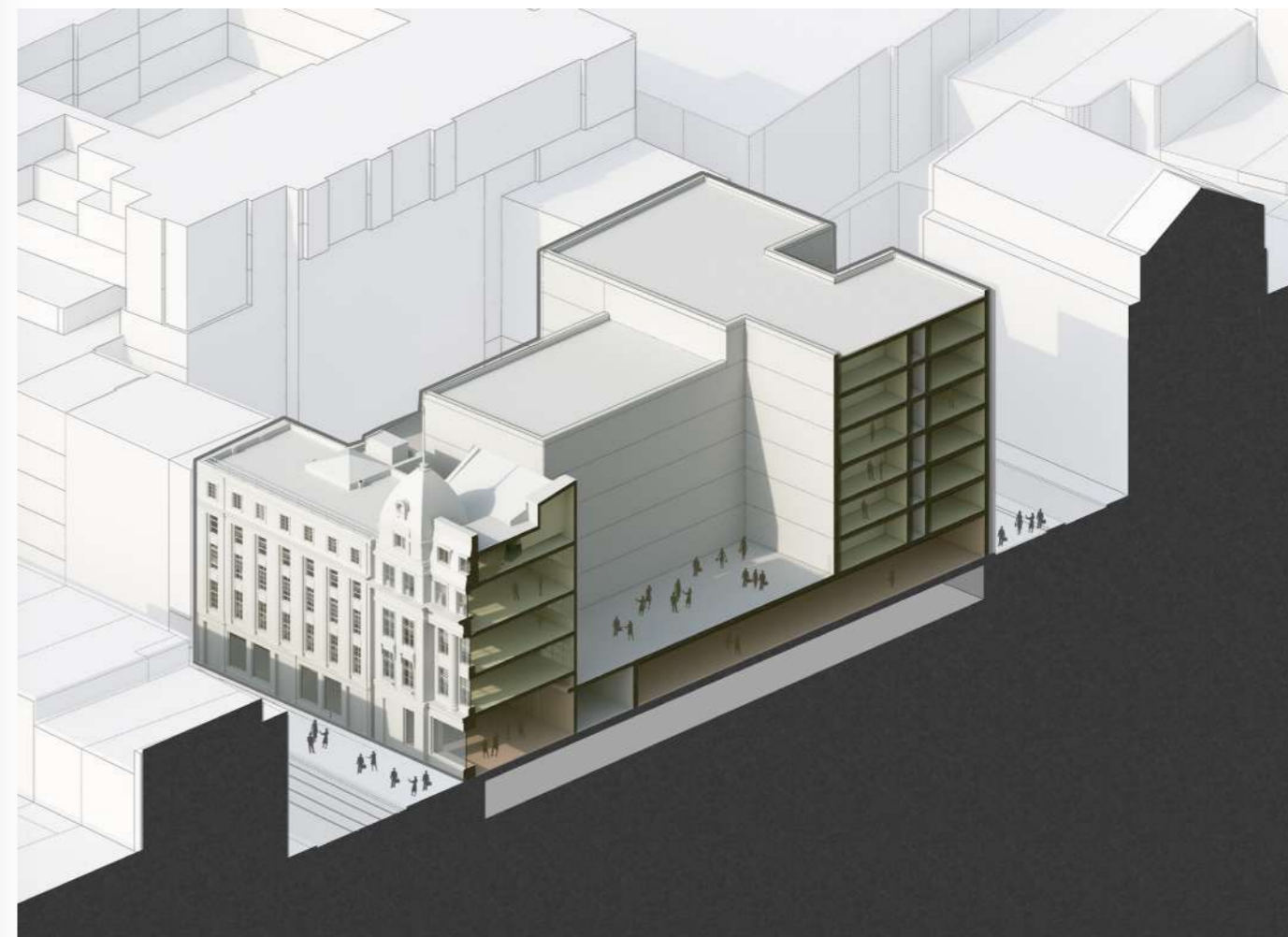
The Abbey Street site is a large under-utilised property close to O'Connell Street in Dublin City Centre. Savills is lead planning advisor to guide architectural and technical designs for a major redevelopment at the site.

Challenge

The entire building and structures are listed on Dublin City Council's Record of Protected Structures. Any amendments or new built form must be undertaken carefully and respect the historical significance of the site.

Results

Savills Planning has guided several design options and uses for the site. We have worked with Savills Development Land to ensure any design options are viable and deliverable from a private sector perspective.



RESIDENTIAL CASE STUDIES:

Lagan Road, Dublin 11

Asset

The Lagan Road site is located within the Dublin Industrial Estate. The Industrial Estate has been identified by Dublin City Council for significant public and private sector investment, guided by a new proposed Local Area Plan.

Challenge

The Council's proposed Local Area Plan for the Industrial Estate is at an early stage, which provided limited site specific policy guidance to inform the design. The existing use value of the industrial premises on the site necessitated a high-density scheme to justify redevelopment.

Results

Savills Planning and Development teams worked with the project architect and client team to design a planning compliant residential development. It demonstrates that a high quality residential development could be delivered that would benefit from the nearby green infrastructure and high-capacity transport link.



Portobello, Dublin 6

Asset

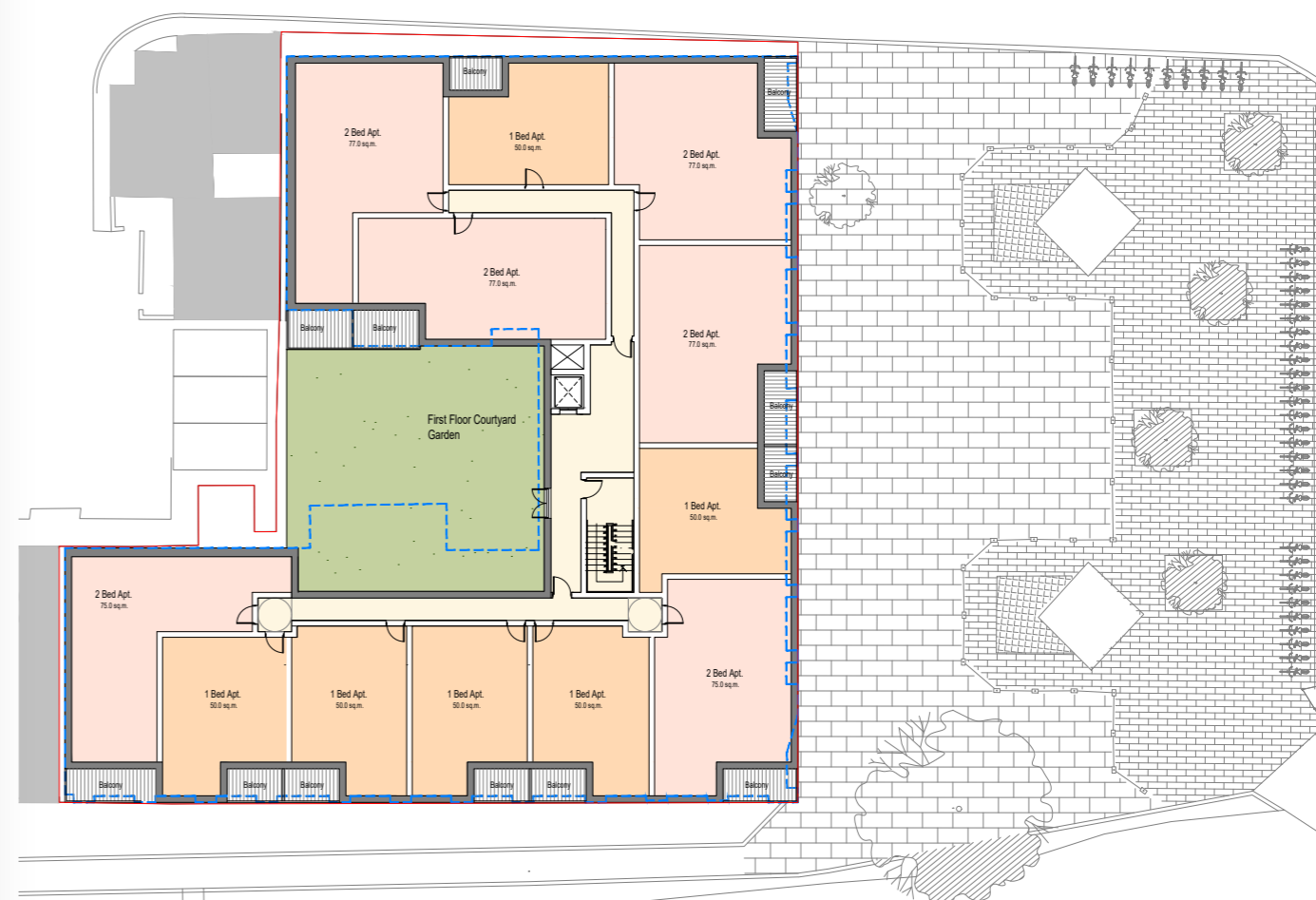
An underutilised brownfield within the Dublin City canal ring. The site provided significant scope for intensification through residential or commercial development.

Challenge

The fine urban grain adjoining the site required sensitive design to mitigate against the potential for adverse amenity impacts on neighbours. The height, massing, and elevational design were carefully considered to reduce the planning risk and potential for objections to the proposal.

Results

Savills Planning worked with the project architect and client team to design a planning compliant residential development. It achieved requisite density standards for residential development in accessible urban areas, while mitigating against amenity impacts for neighbours.



RESIDENTIAL MASTERPLANNING CASE STUDIES

Blackhall Place, Mullingar

Asset

Westmeath County Council commissioned Savills to lead a multidisciplinary team to undertake an economic and masterplanning design process for the regeneration of a key 2.9ha strategic site in Mullingar Town Centre.

Challenge

The aspiration for the Blackhall Place seeks to deliver a transformative impact on the urban area, while promoting viable development forms. This will deliver wider socioeconomic benefits that supports compact urban and low carbon development in accordance with Project Ireland 2040.

Results

Savills prepared the Urban Design Report and Economic Feasibility Assessment for the project. These documents were informed by extensive technical reports including Flood Risk Assessment, Ecological Appraisal, Environmental Risk Assessment, and Archaeological Assessment. In addition, Savills led a major public and stakeholder consultation programme to inform the strategy for the area.



LDA Strategic Planning Services

Asset

The Land Development Agency (LDA), established in September 2018, is a key Government land management initiative. Its objectives are to coordinate appropriate State lands for regeneration and development.

Challenge

A core purpose of the LDA is to proactively identify where public land could be used to develop much needed housing and prepare masterplans and planning applications for these lands

Results

Savills was successfully appointed to a multi-party framework for the provision of strategic planning services to the Land Development Agency. This will include the provision of site appraisals and feasibility studies, masterplanning and urban design services, stakeholder engagement, development plan submissions, and management of multi-disciplinary teams.



RETAIL CASE STUDIES:

Lucan Shopping Centre, Co. Dublin

Asset

The Lucan Shopping Centre serves a large residential population in West Dublin. It accommodates an array of national multiple and local independent operators in a high-quality retail, leisure, and service environment.

Challenge

The continued growth in occupier demand required significant extension of the shopping centre. The design of the extension needed to take account of several development constraints including the nearby residential properties.

Results

Savills Planning managed all pre-planning consultations with South Dublin County Council to reduce the potential for adverse decision. Savills submitted the planning application and led the team in responding to a Further Information request. South Dublin County Council issued its notification to grant planning permission in 2022. Savills Planning has also acted on behalf of the client in defending the decision against a third-party appeal.



Westend Retail Park, Co. Dublin

Asset

The Westend Retail Park is a major retail destination in Blanchardstown. High quality multiple operators include Lidl, Next, Heaton's, HomeSense, Mountain Warehouse, Chopped, and Costa Coffee.

Challenge

Demand from existing and prospective tenants for additional sales area necessitated a planning application for 20,000 sq ft mezzanine floorspace. This required several planning issues to be addressed including parking, sustainable accessibility, retail impact, and the sequential test.

Results

Savills Planning engaged in pre-planning discussions with Fingal County Council to scope the application requirements. We assembled the project team, prepared the Retail Statement and Appropriate Assessment Screening, and submitted the planning application. Fingal County Council granted planning permission without the requirement for a Further Information request.



OFFICE CASE STUDIES:

New Century House, Dublin 1

Asset

New Century House is a purpose built modern office building located in the IFSC in Dublin. Constructed in 1999, it provided 7,300 sq m of office floorspace over six storeys with a single ground floor commercial premises.

Challenge

Due to an impending lease expiry, Savills was engaged to provide a detailed feasibility study for several refurbishment and redevelopment options. Savills Planning was required guide the feasibility designs and advise on planning implications of each.

Results

Savills Planning engaged in pre-planning discussions with Dublin City Council to present the feasibility design options. We prepared a planning appraisal of each option, factoring in the feedback from the City Council. Following our final recommendation to the clients, an extensive internal and external refurbishment programme was undertaken on the building.



Beaux Lane House, Dublin 2

Asset

Beaux Lane House is positioned in a prime sought after business location just off St. Stephen's Green. Constructed in 2002, it comprises a prestigious landmark 6 storey over basement office block.

Challenge

Evolving occupier requirements necessitate ongoing investment by the landlord in the communal areas and vacating space. Designing and implementing works with in-situ tenants requires careful planning and adherence to refined programmes.

Results

Savills provides a comprehensive range of property services to our client. This includes planning, building and project consultancy, office agency, interior design, and property management at Beaux Lane House. Our planning team provides advice on feasibility exercises and submits planning applications to facilitate investment proposals.



INDUSTRIAL CASE STUDIES:

BOC Gases, Nationwide

Asset

BOC Gases is a major producer and distributor of industrial, medical and special gases. It operates two gas production facilities in Bluebell Dublin and Little Island Cork and other retail sites

Challenge

Savills Planning is engaged to provide strategic planning services across the island of Ireland. This includes the submission of planning applications; masterplanning and design feasibility advice; reviewing and making submissions on new Development Plans; and stakeholder engagement.

Results

Savills Planning has provided consultancy services to BOC Gases since 2019. For its main production facility in Bluebell, Savills has undertaken an extensive stakeholder consultation and engagement with South Dublin County Council and Dublin City Council regarding the changing of land uses in the area. This has sought to protect BOC's interests and the amenities of future occupiers of adjoining sites.



JFK Industrial Estate, Dublin 12

Asset

The premises occupied a prime industrial / distribution location off the Naas Road in Dublin. Due to limited availability in this prime industrial / distribution location, there was significant demand from occupiers.

Challenge

Savills Planning was instructed to advise whether the occupier's operation was allowed under the building's operative permission. We liaised with the Council via the Section 5 procedure to confirm the Council's view that an amendment to the operative permission was required.

Results

Savills Planning secured permission for a change of use and physical works to the building, and installation of high-profile illuminated signage. Savills also submitted a first-party appeal against development contributions applied to the grant of planning permission.



EDUCATIONAL / SPORTING CASE STUDIES:

King's Hospital School, Dublin 20

Asset

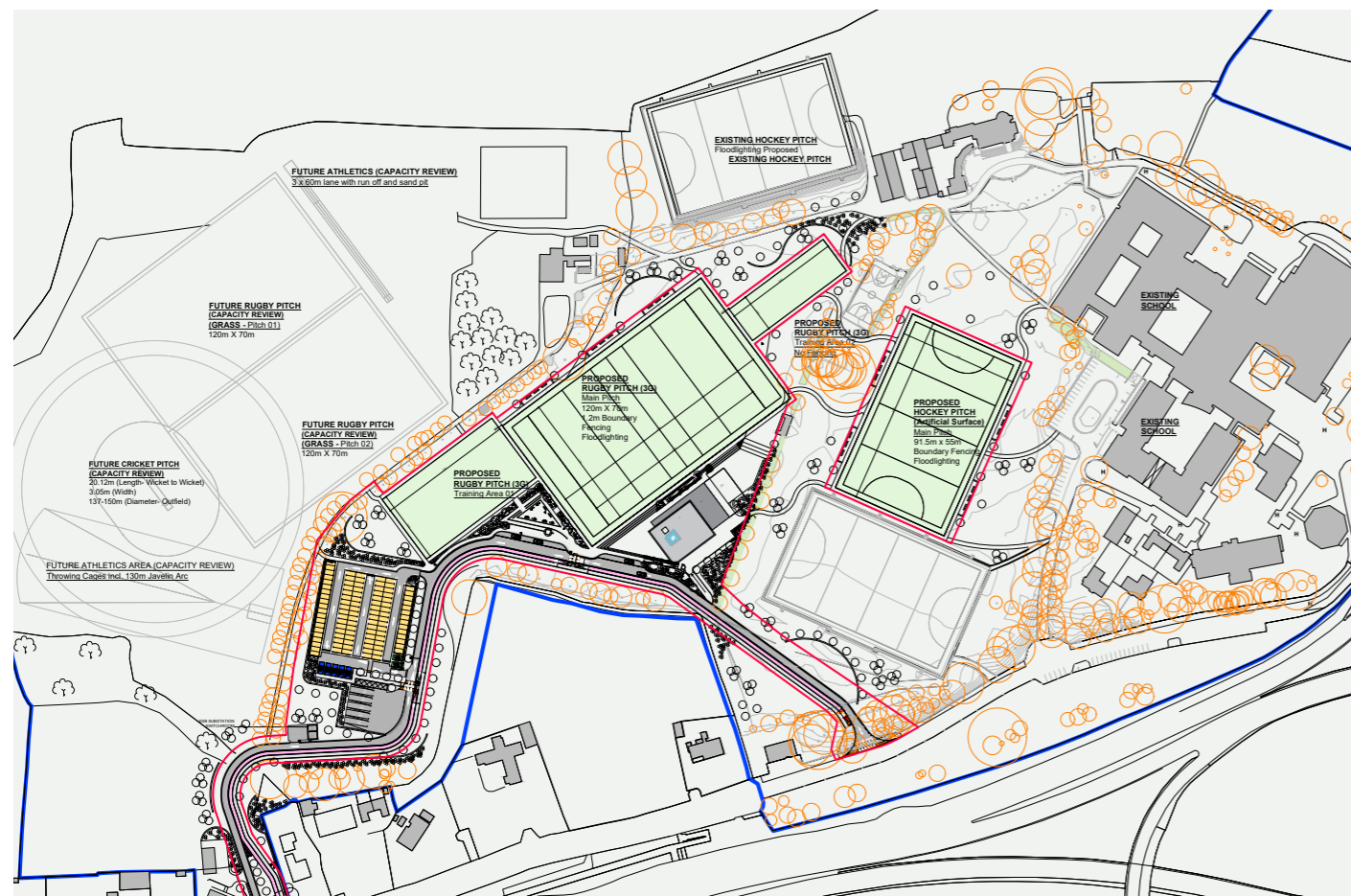
The King's Hospital School is located on a 34ha campus in Palmerstown, Dublin 20. It was founded in 1669 and has operated from the current campus since the early 1970s as a co-educational secondary school for boarders and day students.

Challenge

The King's Hospital School's sports programme is one of the best in Ireland. To ensure that the sports programme and facilities continue to meet the needs of the school, there was a need to undertake additional investment in the campus. The campus is the subject of ecological, heritage, and landscaping designations that requires careful design of any new proposals.

Results

Savills Planning worked with the wider design team to ensure that the development met our clients requirements, while respecting the designated constraints on the site. We led the pre-planning engagement with South Dublin County Council and submitted a planning application for the proposed development.



Tattersalls Ireland, Ratoath

Asset

Tattersalls is the leading Anglo-Irish bloodstock auctioneer in Europe. Its Ratoath complex provides a blood stock sales complex with capacity for circa 3500 to 4000 yearly patrons. This is complemented by extensive yard stables, parade ring, show lanes, and parking for vendors and purchasers.

Challenge

Following adoption of the new Meath County Development Plan, a new Local Area Plan for Ratoath will be prepared. This will guide investment and development in the town for the next 6-10 years. Tattersalls sought to ensure it was informed of any new major developments in Ratoath, or emerging proposals on nearby lands.

Results

Savills Planning were engaged to provide planning and stakeholder consultation services for Tattersalls Ireland. Savills Planning continues to engage with Meath County Council and nearby landowners on behalf of Tattersalls.



REZONING CASE STUDIES:

South Dublin Lands

Asset

The Savills Planning and Masterplanning teams were instructed to assess the capacity of land in South Dublin and seek its rezoning for residential use.

Challenge

The short time period to make the rezoning submission required prompt team mobilisation and design development to meet the Council's deadline.

Results

Savills brought together input from technical subconsultants to assess the opportunities and constraints of the land. Savills met with the Council to discuss the opportunity and further inform our submission. Savills then produced a high quality 'Rezoning Request' document containing text, images, and parameters plans supporting the case for rezoning of the lands.



DEVELOPMENT PLAN SUBMISSIONS CASE STUDIES:

Nationwide Development Plan Submissions

Asset

Savills Planning regularly prepares and submits representations on behalf of landowners in respect of draft Development Plans, Local Area Plans, Planning Schemes, and Masterplans.

Challenge

The window to affect change to new planning policy documents is limited. Upon adoption, the new planning policy document will typically remain materially unchanged for six years or more. It is essential therefore, that any representations are submitted during the brief public consultation period.

Results

Savills Planning regularly secures successful amendments to policies and objectives contained in planning policy documents. This can include land use zonings, policies, or objectives affecting our client's ownership. We meet with professional planners from the respective Councils to discuss the constraints placed on lands in advance of making submissions. We also lobby Councillors when appropriate to assist in the understanding of our requests.



DUE DILIGENCE CASE STUDIES:

Naas Enterprise Park, Co. Kildare

Asset

Savills Planning was appointed by KKR and Palm Capital to provide planning due diligence advice and planning strategy for the Core Industrial Portfolio acquisition.

Challenge

The Enterprise Park was the subject of several planning, technical, and future road designations. Savills Planning was required to review the existing planning status of the buildings, the future development potential of lands, and constraints in a short period of time.

Results

To inform this major investment, Savills prepared a detailed Planning Report, land rezoning engagement strategy, planning enforcement and retention advice, and advice on team building and technical advisors. Savills Planning also engaged with the vendor's planning and wider advisors to assist in the completion of the acquisition.



Penneys / Primark Acquisitions

Asset

Savills has provided planning due diligence to Penneys / Primark on several acquisitions and masterplanning projects across Ireland. These include new retail stores, expansion of existing retail stores, and the development of its new distribution warehouse in Newbridge.

Challenge

Ensuring that a client's future operational requirements are met in new acquisitions is essential. Savills works on behalf of clients in liaison with a landlord / vendor's technical team to identify and address any planning or development constraints.

Results

Savills Planning has assisted Primark / Penneys in its new store acquisition in Tallaght, extended store in Blanchardstown, and development of its new national distribution warehouse in Newbridge. We continue to provide planning consultancy on masterplanning and design on other sites on behalf of our client.



NORTHERN IRELAND CASE STUDIES:

Tribeca Development, Belfast

Asset
Savills Planning were appointed by Castlebrooke Investments to deliver a new mixed use urban quarter in Belfast City Centre. The regeneration of the area has been an important objective for the city and the region for over two decades.

Challenge
Despite a detailed permission previously being granted (known as Royal Exchange), the site remained unviable and undeliverable. The challenge was to deliver a series of revised and new planning permissions which were more flexible and better suited to changing market conditions.

Results
Savills Planning secured several permissions across the development, which included coordination of the EIA. These permissions will create a new urban quarter consisting of retail, residential, offices, hotels and cultural buildings, with the flexibility in planning terms to adapt to changing market conditions.



Strategic Investment Board, Northern Ireland

Asset
Formed in 2003, the Strategic Investment Board (SIB) supports government and its agencies to plan infrastructure, deliver major projects and manage assets.

Challenge
Strategic Investment Board's Asset Management Unit is responsible for delivery of the Executive's Asset Management Strategy and it provides expert advice to departments on all matters relating to the management of their assets.

Results
Savills Planning was successfully appointed to the SIB framework. This requires the provision of a range of planning services including planning appraisal reports, community consultation exercises, pre application discussions, advice on site access and transportation limitations, advice on the preparation of planning applications, concept scheme designs, and strategic planning advice.



END-TO-END SERVICE

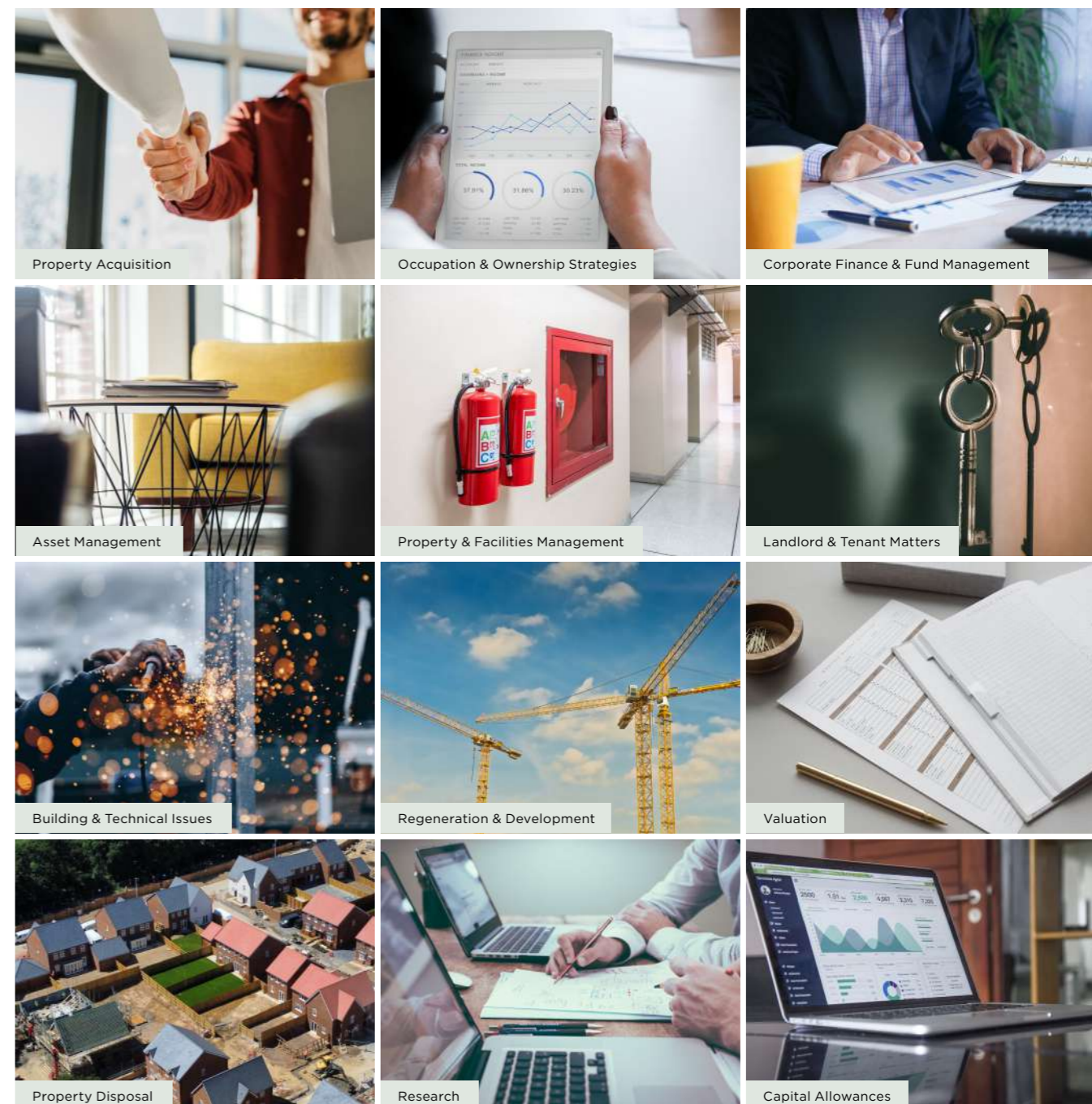
We are your trusted partner from start to finish.

We offer an extensive range of services across the whole real estate lifecycle, which means you can be certain that we have all the expertise needed to help you deliver your development project.



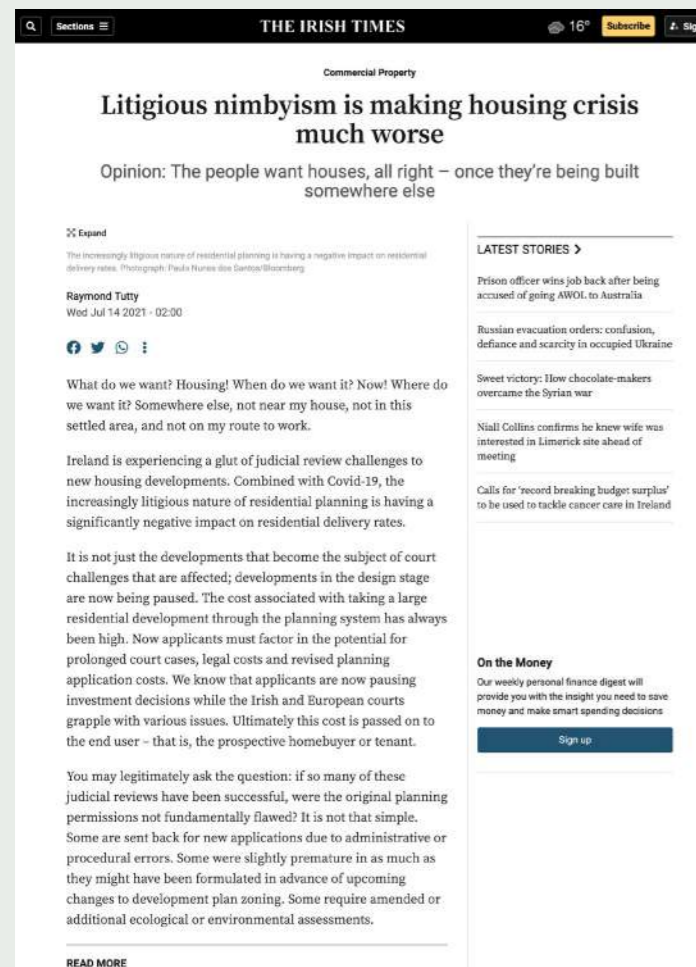
Savills is unique in the Irish planning sector in our ability to draw on the expertise of a full-service property consultancy. This ensures that our planning advice is informed by up-to-date market requirements to maximise the viability of our client's proposals. No other advisor in Ireland can provide planning advice that is enhanced by such a variety of market leading expertise in other fields.

Savills can also offer planning advice that is integrated with other services being utilised by clients. This includes:



PLANNING THOUGHT LEADERSHIP

Savills is at the forefront of planning thought leadership in the Irish property industry. We regularly issue briefing notes, planning infosheets, and research documents to inform our clients. This ensures that our clients understand the regular changes in the Irish planning system.



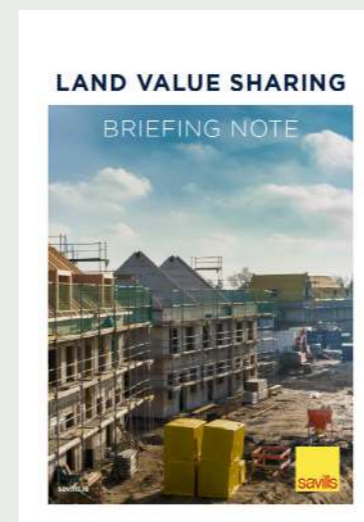
“PR is a USP for Savills, which is undoubtedly down to their vast array of media contacts – both locally and internationally.”

Ronan Dowling
Clarendon Properties

RECENT REPORTS & PUBLICATIONS



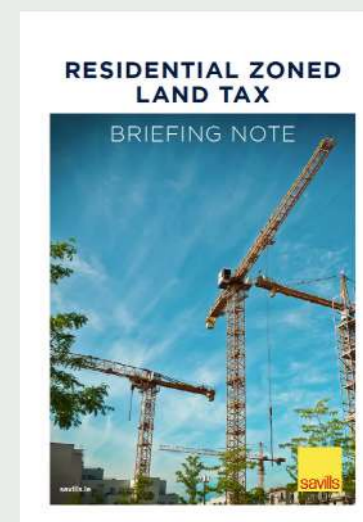
Urban Infill / Brownfield Infosheet



Land Value Sharing Infosheet

The Residential Land Supply Study

Planning Acronyms Infosheet



Residential Zoned Land Tax Briefing Note

Planning Application Timescales

