

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

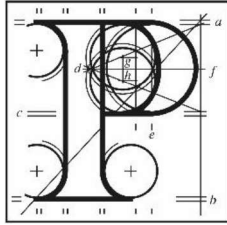
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

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 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Moykerr Limited	
--------------------	-----------------	--

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	The Grange, Newcastle Road, Lucan Co Dublin
Company Registration No:	682541

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Brenda Butterly (Agent), McGill Planning Limited, 22 Wicklow Street, Dublin 2.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	David Ledwith
Firm/Company:	McCrossan O'Rourke Manning Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council
--	-----------------------------

6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	St. Edmunds,
Address Line 2:	St. Lomans Road,
Address Line 3:	
Town/City:	Palmerstown,
County:	Dublin 20,
Eircode:	(The site is bounded to the south by the St. Loman's Road, to the west by a previous phase of St. Edmund's residential development, to the east by the Fonthill Road (R113), and to the north by Ballydowd Special School.)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	1:1,000 3195-23, 3261-04 and 3261-03 1:2,500 3195-D Centre Point Coordinates: X,Y= 706181.7936, 735103.6509
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	c. 2.06 ha (c. 2.72 ha including SDCC lands)
Site zoning in current Development Plan or Local Area Plan for the area:	Objective RES- "To protect and/or improve residential amenity"

Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Vacant Proposed Use: Residential
--	---

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
A portion of land is owned by SDCC which will be landscaped as part of the development. Please refer to letter of consent by SDCC.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Moykerr Limited, The Grange, Newcastle Road, Lucan Co Dublin. South Dublin County Council, County Hall Tallaght, Dublin 24.		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [X] No: []	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: As shown in blue on the Site Location Map			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []
Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of	

this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
SD05A/0090 ABP: PL06S.213918	Permission was sought for the construction of 632 residential units (reduced to 577 no. units following further information), comprising the following: 434 no. apartments (51 no. 1-beds, 347 no. 2-beds, 36 no. 3-beds), 52 no. duplexes (10 no. 2-beds, 30 no. 3-beds, 12 no. 4-beds), 91 no. houses (6 no. 2-beds, 61 no. 3-beds, 24 no. 4-beds), 286 sq.m retail unit, 3,534 sq.m leisure centre, 482 sq.m medical centre, 695 sq.m crèche and associated car parking spaces.	SDCC: Refused ABP: Granted
SD05A/0090/EP	Extension of duration for a further 5 years now until 2016.	SDCC: Granted
SD06A/0519	Minor alterations to permitted development (Reg. Ref. SD05A/0090, An Bord Pleanála Ref. No: PL 06S.213918) comprising single storey extensions to the rear of houses at site no's 1-41 inclusive and no's 44-76 inclusive and internal layout modifications to houses at site nos. 2, 3, 10, 16, 17, 23, 26, 27, 30, 31, 34, 35, 38, 39, 40, 48, 57, 63, 70 & 71 all on a site measuring 8.6 hectares.	SDCC: Granted
SD06A/0958	Minor alterations to permitted development (Reg. Ref. SD05A/0090, An Bord Pleanála Ref. PL 06S.213918) comprising the provision of 2no. windows at first floor level to the gable end of each of the following houses at site nos. 1, 6, 7, 15, 18, 28, 29, 32, 33, 36, 37, 41, 44, 52, 53, 61, 62, 64, 65, 70 & 71 and a change of house type at site no. 1 from 'E' type (4 bed, 3 storey dwelling) to a type 'C' (4 bed, 3 storey dwelling) all on a site measuring 8.6 hectares at the north of Saint Loman's Road (formerly part of the lands comprising St. Loman's Hospital).	SDCC: Granted

SD07A/0485	Minor alterations to permitted development (Reg. Ref. SD05A/0090), An Bord Pleanála (Ref No. PL 06S.213918) comprising the construction of 2 no. ESB substations and associated site development works all on a site measuring 8.6 hectares at the north of Saint Loman's Road, (formerly part of the lands comprising Saint Loman's Hospital)	SDCC: Granted
SD08A/0203	(1) 6 dwellings comprising 4 no. 2 storey 3 bedroom houses and 2 no. 2 storey 2 bedroom houses together with associated site development works and surface car parking; (2) minor revisions to approved road design and landscaping layout, east and north of the creche forming part of permitted development (Reg. Ref. SD05A/0090). An Bord Pleanála Ref. No. PL.06S.213918.	SDCC: Granted
SD09A/0002	Amendments to previously permitted development Reg. Ref. SD05A/0090 (subsequently amended by permissions Reg Refs SD06A/0519, SD06A/0958 & SD07A/0485). Amendments are proposed to the permitted site layout, residential mix and house types on the northern portion to the lands now known as St. Edmunds to include; site no.s 42 - 76 inclusive which currently comprise 35 no. terraced 2 & 3 storey houses in a mix of 25 no. 3 bedroom and 10 no. 4 bedroom houses; Block 7 which currently comprises 8 no. 1 bedroom and 6 no. 2 bedroom apartments, 14 no. 3 bedroom and 2 no. 4 bedroom Duplexes and 4 no. 3 bedroom houses, all in a 2, 3 & 4 storey block; Block 8 which currently comprises 2 no. 1 bedroom and 6 no. 2 bedroom apartments, 10 no. 3 bedroom and 2 no. 4 bedroom duplexes, 6 no. 3 bedroom and 2 no. 4 bedroom houses, all in a 2 & 3 storey block to a new arrangement of 4 no. 2 storey semi-detached 4 bedroom houses; 4 no. 2 storey semi detached 3 bedroom houses and 74 no. 2 storey terraced houses comprising 56 no. 3 bedroom and 18 no. 2 bedroom houses. All of the above is proposed with amendments to permitted site development works and surface car parking.	SDCC: Granted

SD15A/0012	Modifications to the previously permitted development Reg. Ref. SD05A/0090 (as amended by Reg. Refs. SD06A/0519, SD06A/0958, SD07A/0485 & SD09A/0002); amendments are proposed to the permitted site layout and residential mix at the northern end of the St. Edmunds development. It is proposed to replace 134 permitted residential units (comprising 59 houses and 75 apartments within house nos. 33-76 and Blocks 6, 7 & 8) with 104 no. 2-3 storey, semi-detached and terraced houses ranging in size from c.110.2sq.m to c.153.8sq.m and comprising 46 no. 3-bed units and 58 no. 4-bed units; all associated site development, landscaping, open spaces, boundary treatment works, car parking and infrastructural services provision.	SDCC: Granted
ABP 305857	252 no. residential units (5 no. houses, 247 no. apartments), creche and associated site works.	ABP: Granted
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent:		

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details:	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

We, Moykerr Limited, intend to apply to An Bord Pleanála for permission for a Strategic Housing Development (SHD) at this site at 'St Edmunds', St Loman's Road, Palmerstown, Dublin 20. The application site is bounded to the south by St. Loman's Road (L1042); to the west by a previous phase of St. Edmund's residential development; to the north by Ballydowd Special Care Unit; and to the east by the Fonthill Road (R113).

The proposed development comprises modifications to the previously permitted Strategic Housing Development granted on the subject site (Reg. Ref. ABP-305857-19), which is currently under construction.

The proposed development will provide for amendments to the permitted development as follows:

- Permitted Block 1 increased in height by 1 storey and will now comprise 235 no. apartments in total (an increase of 21 no. from the permitted 214 no.)
- Permitted Block 2 layout will be reconfigured, and increased in height by 1 storey, and will now comprise 34 no. apartments (an increase of 1 no. from the permitted 33 no.)
- Replacement of permitted Block 3 (a terrace of 5 no. 2 storey, 3-bed houses) with a new 4-5 storey apartment block comprising 28 no. apartments (an increase of 23 no. from the permitted 5 no.)
- Replacement of permitted Block 4 (a 3 storey commercial block comprising creche, gym, retail unit, community room and concierge) with a 2-5 storey block comprising 16 no. apartments, creche and residential amenity space (providing a gym, co-working space, a multi-use room, kitchenette and reception).

The overall development, as modified, will increase from 252 no. permitted residential units (comprising 247 no. apartments/duplexes and 5 no. houses) to 313 no. apartments in four blocks (an increase of 61 no. units) and including 137 no. 1-beds, 171 no. 2-beds and 5 no. 3-beds. The building height will now range up to 9 storeys (previously up to 8 storeys). All apartments will have associated private balconies/terraces to the north/south/east/west elevations. Permitted parking will be revised to now provide 214 no. car parking spaces (a decrease of 11 no. spaces) and 378 no. bicycle parking spaces (an increase of 70 no. spaces). All associated site services and works to enable the development including bin stores, ESB substations, associated roadworks and services connections, public and communal open spaces, vehicular access, pedestrian/cyclist connections, boundary treatment works and landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016 – 2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHD1SPP003/21
Meeting date(s):	1 st of April 2021
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-310930-21
Meeting date(s):	6 th of October 2021

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 17 th December 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		17 th December 2021
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A

<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [] No: []</p> <p>N/A</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [] No: [X]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [X] No: []</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [X]</p> <p>No: []</p> <p>N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. The Department of Culture, Heritage and the Gaeltacht 2. Irish Water 3. Transport Infrastructure Ireland 4. National Transport Authority 5. South Dublin Childcare Committee
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>20th December 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [X]</p>

<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Planning Report Prepared by McGill Planning</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Planning Report prepared by McGill Planning</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please see Planning Report prepared by McGill Planning</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	Please see Planning Report prepared by McGill Planning
(f) Where An Bord Pleanála 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.	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see Planning Report prepared by McGill Planning</p>

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see Planning Report prepared by McGill Planning</p>
--	--

14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	0	0
2-bed	0	0
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	0	0

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	137	7,052.60
2-bed	171	13,596.2
3-bed	5	540.5
4-bed	0	0
4+ bed	0	0
Total	313	21,189.3

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
Total	0	0	0

(b) State total number of residential units in proposed development:	313
(c) State cumulative gross floor space of residential accommodation, in m ² :	27,978

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche (78 no. of childcare spaces)	504
ESB Substation	11
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	515
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	28,493
(d) Express 15(b) as a percentage of 15(c):	1.78%

16. Strategic Housing 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? Please see the enclosed Schedule of Accommodation, Housing Quality Assessment prepared by MCORM Architecture and the Planning Report prepared by McGill Planning Ltd.	X	

<p>(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?</p>	X	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	X	
<p>(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?</p> <p>Please refer to the documents prepared by Kavanagh Burke Consulting Engineers</p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X

<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) 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?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>		X

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	0
State gross floor space of any proposed demolition, in m ² :	0
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	28,493

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Vacant. Permitted residential development under construction.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Vacant. Permitted residential development under construction.
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	Residential development along with creche, amenity space and private open space.
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

--

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development 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	X	
(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, and	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application		

form indicating the basis on which section 96(13) is considered to apply to the development.		
--	--	--

20. Water Services:

(A) Proposed Source of Water Supply:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p> <p>PLEASE SEE ENCLOSED ENGINEERING DRAWINGS</p>
(B) Proposed Wastewater Management / Treatment:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>PLEASE SEE ENCLOSED ENGINEERING DRAWINGS</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
(C) Proposed Surface Water Disposal:
<p>Please indicate as appropriate:</p>

(a) Public Sewer/Drain: []

Soakpit: []

Watercourse: []

Other (please specify): _____

[PLEASE SEE ENCLOSED ENGINEERING DRAWINGS](#)

(D) Irish Water Requirements:

Please submit the following information:

(a) 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.

Enclosed:

Yes: [] No: []

[See Appendix 3 and 4](#)

(b) 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.

Enclosed:

Yes: [] No: []

[See Appendix 3](#)

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

[See Appendix 4](#)

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [] No: []

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. Please see attached appendix 1 listing all the documentation

24. Application Fee:

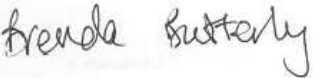
(a) State fee payable for application:	€44,398
(b) Set out basis for calculation of fee:	313 no. units*€130 = €40,690 515sqm*€7.20 = €3,708
(c) Is the fee enclosed with the application?	Enclosed: Yes: [] No: [X] Please see confirmation of application fee payment via EFT in appendix 7.

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [X] No: [] Please see the Architects Design Statement
--	--

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 requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Brenda Butterly
Date:	20 th December 2021