

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:	Randelswood Holdings Ltd
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### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	36 Mount Street Upper, Dublin 2, D02 Y982
Company Registration No:	588275

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

Name:	Hughes Planning and Development Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ] (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:	Justin Halpin
Firm/Company:	HA Design Studio

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council
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## 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:	Dolcain House
Address Line 2:	Monastery Road
Address Line 3:	Clondalkin
Town/City:	Dublin 22
County:	Dublin
Eircode:	D22 F8F5
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM 707855, 731076 Map Sheets: 3326-10, 3327-06
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:	0.81 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective 'RES' – Existing Residential
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Commercial (Office Use) 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
	✓		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
N/A			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	Randelswood Holdings Ltd 36 Mount Street Upper Dublin 2		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ] No: [ X ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
N/A			

**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: [ ]
<p><b>Note:</b> 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.</p>	
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
S99A/0023	(A) Construction of an Office and Science and Technology Enterprise 4-storey addition linked by a glazed atrium to existing 4-storey offices. (B) Ground floor kitchen extension to the existing offices. (C) Revised surface carparking. (E) Railing and Fencing. (F) Associated site works.	Permission granted by South Dublin County Council on 26 <sup>th</sup> March 1999.
S99A/0539	Penthouse level offices over previously granted four-storey extension to existing offices (original application no. S99A/0023) plus associated extra 17 car parking spaces and associated site works and landscaping.	Permission granted by South Dublin County Council on 4 <sup>th</sup> November 1999.
S99A/0540	E.S.B substation required for (original application no. S99A/0023).	Permission granted by South Dublin County Council on 4 <sup>th</sup> November 1999.
SD06A/1072	4-storey office extension over undercroft car parking that is connected to the existing Siac HQ building on its southern elevation. Permission is also sought for a car parking area to provide for a total of 28 no. car parking spaces to the rear (south) of the existing office structure at ground level.	Permission granted by South Dublin County Council on 26 <sup>th</sup> March 2007.
SD08A/0616	Construction of additional office accommodation at fifth floor level set back from the existing parapet and an additional enclosed escape staircore to the south elevation of the existing Siac HQ (planning ref. SD06A/1072) and the omission of 1 no. car parking space at basement level.	Permission granted by South Dublin County Council on 28 <sup>th</sup> October 2008.
SD08A/0616/EP	Extension of Duration Permission for Reg. Ref. SD08A0616.	Extension of Duration Permission granted by South Dublin County Council on 5 <sup>th</sup> February 2014.
SD19A/0324 (ABP Ref. No. ABP-306409-20)	Change of use from office use to residential use, together with extensions and modifications of the existing blocks known as Block A and Block C and associated atrium, into 86 residential units consisting of 69 one bedroom apartments and 17 two bedroom apartments with associated staff areas	<p>Planning permission refused by South Dublin County Council on 10<sup>th</sup> December 2019.</p> <p>The decision of South Dublin County Council was subject to a First Party Appeal to An Bord Pleanála (ABP-306409-20). Planning Permission was subsequently refused by the Board on 14<sup>th</sup> January 2021.</p>

SD19A/0327 (ABP Ref. No. ABP-306399-20)	Change of use from office to residential use; extension and modifications of the existing block known as Block B, into 24 residential units consisting of 20 one bedroom apartments and 4 two bedroom apartments with associated gym facility and staff access;	Planning permission refused by South Dublin County Council on 10 <sup>th</sup> December 2019.  The decision of South Dublin County Council was subject to a First Party Appeal to An Bord Pleanála (ABP-306399-20). Planning Permission was subsequently refused by the Board on 14 <sup>th</sup> January 2021.
SD19A/0328	Construction of a new building of 71 residential units known as Block D, consisting of 46 one bedroom apartments, 19 two bedroom apartments and 6 three bedroom apartments across ground to 6th floor	Planning permission refused by South Dublin County Council on 11 <sup>th</sup> December 2019
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: [ X ] No: [ ]
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):		
<p>Planning Permission granted by South Dublin County Council under Reg. Ref. SD19A/0063 on 18<sup>th</sup> April 2019 for a development to the south and east of Dolcain House consisting of the addition of a recycled asphalt pavement (RAP) plant to the existing asphalt plant on a 3.0 hectare site within the company's existing landholding; the proposed RAP plant comprises a RAP cold feed bin (hopper); a RAP collecting conveyor; an inclined (rising) conveyor; a RAP buffer silo with belt feeder; a RAP weighing conveyor and a dedicated chute and ducting system connecting to the existing asphalt plant; the proposed development will not result in any change in existing working hours or current production rates; recycled bituminous material to be supplied to the RAP plant will be stored at an existing storage shed at the application site.</p>		
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: [ ] No: [ X ]
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.

(i) Demolition of existing single storey shed (15.7sq.m), esb sub-station (29.5sq.m) and oil tank (12.1sq.m) located in the north-eastern section of the subject site; (ii) Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from 4-5 storeys over basement, together with modifications to the existing blocks; (iii) alterations to the existing Blocks A, B and C will include the removal of the existing fourth floor level and replacement with a new fourth floor level at Block A only, the provision of an additional floor level to all blocks with 2 no. setback floors proposed to the atrium to now provide for a height of 4-5-6 storeys to Blocks A, B and C and upgrading of the existing external fabric of the building as well as internal modifications to layouts to accommodate the proposed residential apartments; (iv) alterations to Block A to include a 5 storey extension to northern elevation; (v) alterations to Block B include the demolition of the existing single storey element on the eastern façade (73.2sq.m) which comprises a kitchen area, office and storage space, the demolition of the existing three-storey connection between Blocks B and C (23sq.m) and the relocation of the existing telecommunications mast equipment at roof level; (vi) construction of a new 6-storey Block D to the east of Block B to accommodate 29 no. apartment units. The proposed alterations and modifications to the existing Blocks A, B and C and the proposed Block D will accommodate a total of 130 no. apartment units (comprising 61 no. one-bedroom apartments, 59 no. two-bedroom apartments and 10 no. three-bedroom apartments, as follows:-

- Block A (including atrium) will comprise 50 no. apartments (consisting of 22 no. one-bedroom apartments, 22 no. two-bedroom apartments and 6 no. three-bedroom apartments) and will range in height from 4-5 to 6 storeys over basement level;
- Block B will comprise 22 no. apartments (consisting of 9 no. one-bedroom apartments, 9 no. two-bedroom apartments and 4 no. three-bedroom apartments) and will be 5 storeys in height;

- Block C will comprise 29 no. apartments (consisting of 13 no. one-bedroom apartments, and 16 no. two-bedroom apartments) and will be 6 storeys in height; and,
- Block D will comprise 29 no. apartments (consisting of 17 no. one-bedroom apartments, and 12 no. two-bedroom apartments) and will be 6 storeys in height.

The proposed development will be served by communal residential amenities/facilities at surface and basement level, including communal open space and outdoor areas at surface level; 310 no. bicycle parking spaces (254 no. at basement level and 56 no. at surface level); 78 no. car-parking spaces (62 no. at basement level and 16 no. surface level) including 5 no. car-club spaces and 3 no. accessible parking spaces and; 4 no. motorcycle parking spaces at basement level. The basement level also comprises a proposed bin storage area and plant room. The proposed development also includes landscaping, a pedestrian and cyclist access onto the adjacent Monastery Road to the north; and internal pedestrian and shared surfaces. (vii) Vehicular access to the development is proposed through the existing access/entrance to Dolcain House to the east. The application is accompanied by 2 no. site layout options, Option A and B. Option A includes a new public pedestrian footpath along the southern side of Monastery Road which extends east to the north-eastern application site boundary to facilitate a connection to future footpath. Option B provides for the omission of this footpath. (viii) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; plant areas; ESB substation; and all associated site development works necessary to facilitate the proposed development.

Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>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:</p>	
Planning Authority reference number:	SHD1SPP004/21
Meeting date(s):	20 <sup>th</sup> April 2021
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	

An Bord Pleanála reference number:	ABP-310416-21
Meeting date(s):	30 <sup>th</sup> September 2021
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>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:</p> <p>Further consultations between various members of the Design Team and South Dublin County Council were undertaken as follows:</p> <p>29<sup>th</sup> October 2021 – Email Correspondence from Water Services Department  4<sup>th</sup> November 2021 – Meeting with Planning Department and Parks Department  10<sup>th</sup> November 2021 - Email Correspondence from Water Services Department  29<sup>th</sup> November 2021 – Meeting with Roads Department  2<sup>nd</sup> December 2021 – Email Correspondence from Parks Department  7<sup>th</sup> December 2021 – Email Correspondence from Roads Department  8<sup>th</sup> December 2021 – Meeting with Planning Department and Roads</p> <p>The aforementioned consultations have informed the final planning application documentation.</p>	

## 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?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail, 21 <sup>st</sup> January 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	21 <sup>st</sup> January 2022



<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. The Department of Culture, Heritage and the Gaeltacht</li> <li>2. The Heritage Council</li> <li>3. An Taisce</li> <li>4. Irish Water</li> <li>5. Transport Infrastructure Ireland</li> <li>6. National Transport Authority</li> <li>7. South Dublin Childcare Committee</li> </ol>

<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>21<sup>st</sup> January 2022</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>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</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>	

## 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><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p>Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p>Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]</p> <p>Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><b>Note:</b> 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 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.</p>	<p><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]</p> <p>Discussion regarding this item included in the Response to Pre-Application Consultation Opinion, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p>(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>	<p><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]</p> <p>Discussion regarding this item included in the Response to Pre-Application Consultation Opinion, prepared by Hughes Planning and Development Consultants</p>

	submitted with the application.
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**13. Material Contravention of Development Plan/Local Area Plan:**

<p>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>	<p><b>Enclosed:</b> Yes: [ X ] No: [   ]</p>
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**14. Proposed Residential Development:**

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

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0
1-bed	61	3,000 sq.m
2-bed	59	4,558 sq.m
3-bed	10	978 sq.m
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>130</b>	<b>8,536 sq.m</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>130</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>11,226 sq.m</b>

**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
N/A	
<p><b>Note:</b> 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.</p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	0
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	11,226
(d) Express 15(b) as a percentage of 15(c):	0%

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(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?	✓	

<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>(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>		✓
<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>	✓	
<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>		✓
<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>		✓
<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>		✓
<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</p>		✓



<p>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>		
<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>		✓
<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>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<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>	✓	

**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 <sup>2</sup> :	7,426 sq.m
State gross floor space of any proposed demolition, in m <sup>2</sup> :	153.5 sq.m
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	7,275.5 sq.m
State total gross floor space of proposed works in m <sup>2</sup> :	11,226 sq.m.

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

(a) State existing use of land or structure:	Commercial (Office Use)
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	n/a
(c) State proposed use(s):	Residential development
(d) State nature and extent of any such proposed use(s):	Redevelopment of existing 3 no. blocks and one new block to provide 130 no. apartments
(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:  <b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	

## 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?	✓	
(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— <ul style="list-style-type: none"> <li data-bbox="300 674 1031 1128">(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</li> </ul>	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1151 1031 1458">(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</li> </ul>	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1480 1031 1565">(iii) a layout plan showing the location of proposed Part V units in the development?</li> </ul>	✓	
(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:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

Group Water Scheme:  Name of Scheme: \_\_\_\_\_

Private Well:

Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): \_\_\_\_\_

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:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): \_\_\_\_\_

**(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: [ X ]

n/a

(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: [ X ] No: [ ]

(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: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ ] No: [ X ]

N/A

(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: [ X ]

N/A

## 21. Traffic and Transportation

<p>(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)?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>Please refer to the Traffic and Transport Assessment Report, prepared by Dr. Martin Rogers Consulting, submitted with the application.</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>Please refer to the Mobility Management Plan prepared by Dr. Martin Rogers Consulting, submitted with the application.</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ ] No: [ X ]</p>

## 22. Taking in Charge

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

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>
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**24. Application Fee:**


(a) State fee payable for application:	€16,900
(b) Set out basis for calculation of fee:	130 no. apartments at €130 per apt = €16,900
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

**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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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### 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)	 (Agent)
Date:	21st January 2022





**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	██████████
<b>Surname:</b>	
<b>Address Line 1:</b>	██████████████████
<b>Address Line 2:</b>	██████████████████████████
<b>Address Line 3:</b>	
<b>Town / City:</b>	██████████
<b>County:</b>	
<b>Country:</b>	██████████
<b>Eircode:</b>	██████████
<b>E-mail address (if any):</b>	██████████████████
<b>Primary Telephone Number:</b>	██████████████
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	██████████
<b>Mobile Number:</b>	██████████████
<b>E-mail address:</b>	██████████████████