



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

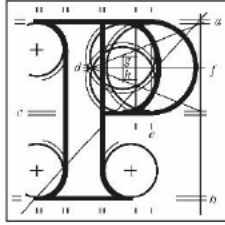
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	BCDK Holdings Limited and Coill Avon Limited
--------------------	--

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

Registered Address of Company:	BCDK Holdings Limited, 20 Upper Mount Street, Dublin 2, D02 WV56 Coill Avon Limited, The Heights, Cruagh Road, Rathfarnham, D16XV32
Company Registration No:	BCDK Holdings Limited - 616573 Coill Avon Limited - 632125

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

Name:	Simon Clear Simon Clear & Associates
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:	Nora Shortall
Firm/Company:	JFOC Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council and Dun Laoghaire Rathdown 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:	Lands at Kilmashogue House and Coill Avon House
Address Line 2:	Whitechurch Road
Address Line 3:	
Town/City:	Rathfarnham
County:	Dublin 16
Eircode:	D16 C2P2
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3454-3 & 4
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:	6.77 ha
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: Agricultural Greenfield Proposed: 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:

Lands owned by BCDK Holdings Limited and Coill Avon Limited.

Proposed works to public roads in SDCC and DLRCC administrative areas – please see letters of consent from both enclosed.

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.

South Dublin County Council
Dun Laoghaire Rathdown County Council

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:

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>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.</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
SD19A/0105	Demolition of Coill Avon House, construction of 62 residential units consisting of 34 no. houses and 28 no. apartments and all associated site works.	Refused by SDCC
SD06A/0826 ABP 221017	Demolition of 1 no dwelling house and associated outbuildings. The construction of 42 no. houses. The construction of vehicular access to Whitechurch Road and internal access roads and footpath and all associated site works.	Refused by SDCC and ABP
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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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.

The development will consist of:-

- Demolition of Kilmashogue House and outbuildings and demolition of Coill Avon House and outbuildings;
- The refurbishment and re-use of 2 no. stone outbuildings for community use, to be incorporated into an area of public open space on the southern lands;
- The construction of a mixed-use development comprising neighbourhood centre and 178 no. residential units comprising 72 no. houses, 38 no. apartments and 68 no. duplex apartments;
- The 72 no. houses will comprise 2, 2.5 and 3-storey detached, semi-detached and terraced units to include:-
 - 6 no. 2-bed houses;
 - 45 no. 3-bed houses;
 - 21 no. 4-bed houses;
- The 38 no. apartments and 68 no. duplex apartments are located across 7 no. buildings ranging in height from 3 to 5-storey consisting of 1 no. Block A/B, 1 no. Block C, 1 no. Block E, 1 no. Block S and 3 no. Blocks T as follows: -
 - **Block A/B:** 5-storey over basement and podium accommodating 10 no. 1-bed apartments, 16 no. 2-bed duplex apartments and 1 no. 3-bed duplex apartment with associated balconies/terraces;
 - **Block C:** 5-storey over basement accommodating 4 no. 1-bed apartments and 8 no. 2-bed duplex apartments with associated balconies/terraces;
 - **Block E:** 4-storey over basement accommodating 8 no. 1-bed apartments and 16 no. 2-bed duplex apartments with associated balconies/terraces;

<ul style="list-style-type: none"> ○ Block S: 3-storey accommodating 2 no. 2-bed duplex apartments and 1 no. 3-bed apartment and 1 No. 3-bed duplex apartments with associated balconies/terraces; ○ Block T: 3no. 3-storey buildings accommodating 6 no. 1-bed apartments, 18 no. 2-bed duplex apartments, 9 no. 3-bed apartments and 6 no. 3-bed duplex apartments, all with associated balconies/terraces; <ul style="list-style-type: none"> ● Block A/B and Block C are arranged around a landscaped podium. The neighbourhood centre is located below this podium and accommodates a 2-level creche (313m²) at lower ground and ground floor level, and 3 no. retail/non-retail service/cafe units (470m²) at ground level; ● The basement below Block A/B and Block C accommodates 50 no. car parking spaces, bicycle parking, bin stores, plant and staff service area (80m²); ● The basement below Block E accommodates 35 no. car parking spaces, bicycle parking, bin store and plant; ● A section of link street with footpath and cycle path (approx. 438 linear metres) extending from the junction of Whitechurch Road and College Road on an alignment parallel to the M50, to provide access to the southern development lands and incorporating a bus turning circle; ● A new signalised crossroads junction to connect the proposed link street with Whitechurch Road and College Road; ● Upgrade works to College Road including a new two-way cycle track and relocated footpath from the Whitechurch Road junction to provide connectivity to the Slang River pedestrian/cycle Greenway; ● Upgrades to the existing vehicular access and bridge at the entrance to Coill Avon House on Whitechurch Road; ● Foul sewer drainage works along Whitechurch Road from the southern lands to the existing junction at Glinbury housing estate; ● All landscaping, surface car parking, boundary treatments, infrastructure works, ESB substation, signage and associated site works and services. 	
Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [X] No: []
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [X] No: []

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:	SHD1SPP010/20
Meeting date(s):	23 rd July 2020 9 th November 2020 Both meetings were attended by SDCC and DLRCC
(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-308723-20
Meeting date(s):	3 rd February 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:	
N/A	

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: [X] No: []
If the answer to above is "Yes", state name(s) of	Irish Daily Star 21 st March 2022

newspaper(s) and date(s) of publication:	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:	21 st March 2022
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: [] No: [X]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [] No: [] N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [] No: [] N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [] No: [] N/A
(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?	Yes: [X] No: []
(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,	Yes: [X] No: []

<p>been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>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"> 1. Irish Water 2. Department of Culture, Heritage and the Gaeltacht 3. Transport Infrastructure Ireland 4. National Transport Authority 5. An Taisce-the National Trust for Ireland 6. Heritage Council 7. South Dublin County Childcare Committee 8. Inland Fisheries Ireland
<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>21st March 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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] 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: [X] No: [] Please refer to enclosed Planning Report and Statement of Consistency</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: [X] No: [] Please refer to enclosed Planning Report and Statement of Consistency</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: [] No: [] N/A: [X]</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: [X] No: [] N/A: [] Please refer to enclosed Planning Report and Statement of Consistency</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>(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>Enclosed: Yes: [X] No: [] N/A: []</p> <p>Please refer to the Response to ABP Opinion document enclosed</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>Enclosed: Yes: [X] No: [] N/A: []</p> <p>Please refer to the Response to ABP Opinion document enclosed</p>

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>Enclosed: Yes: [X] No: []</p> <p>Please refer to Statement of Material Contravention enclosed.</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 m²
1-bed	0	0

2-bed	6	557.5
3-bed	45	5467.3
4-bed	21	3460.8
4+ bed	0	0
Total	72	9485.6

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	28	1498.2
2-bed	60	5391.1
3-bed	18	2059.9
4-bed	0	0
4+ bed	0	0
Total	106	8949.2

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

Total			
--------------	--	--	--

(b) State total number of residential units in proposed development:	178
(c) State cumulative gross floor space of residential accommodation, in m ² :	18,434.8

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
Childcare facilities (40 no. of childcare spaces)	313
Commercial	550
Community Amenity Use	84
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 :	947
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	19,381.8
(d) Express 15(b) as a percentage of 15(c):	4.9%

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

development would affect the character of the structure.		
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(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? If "Yes", enclose a brief explanation with this application.		X
(k) Is the proposed development in a Strategic Development Zone? If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.		X
(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? If "Yes", enclose details with this application.		X
(m) Do the Major Accident Regulations apply to the proposed development?		X
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included? If "Yes", give details of the specified information accompanying this application.	X Please refer to Response to Opinion for details	

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 :	692
State gross floor space of any proposed demolition, in m ² :	608
State gross floor space of any building(s) / structure(s) to be retained in m ² :	84
State total gross floor space of proposed works in m ² :	23503 (includes basements, communal areas in apartments, retail units, creche, and community amenity structures)

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

(a) State existing use of land or structure:	Agriculture
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Agriculture
(c) State proposed use(s):	Residential and Commercial
(d) State nature and extent of any such proposed use(s):	Residential development with 178 no. units, a creche and a neighbourhood centre.

(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:

Enclosed: Yes: [X] No: [] N/A: [] Please see drawings prepared by JFOC Architects enclosed.

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	
<p>(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—</p> <p>(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</p>	<p>X Please see Planning Report and Statement of Consistency enclosed.</p>	
<p>(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</p>	<p>X Please see calculations enclosed.</p>	

(iii) a layout plan showing the location of proposed Part V units in the development?	X Please see layout plan enclosed	
(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:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" 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>(B) Proposed Wastewater Management / Treatment:</p>
<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>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:

Please indicate as appropriate:

(a) Public Sewer/Drain: [X]

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: [X] No: []

Please refer to Engineering Planning Report

(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: []

Please refer to Engineering Planning Report

(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: []

Please refer to Engineering Planning Report

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

Enclosed:

Yes: [X] No: []

	Please refer to Engineering Planning Report
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to Engineering Planning Report</p>

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)?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to the enclosed Transport Assessment Report</p>
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to the enclosed Transport Assessment Report</p>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to the enclosed Transport Assessment Report</p>

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	<p>Yes: [X] No: []</p> <p>Please refer to the enclosed Taking in Charge Plan</p>
---	---

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.

24. Application Fee:

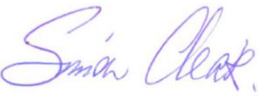
(a) State fee payable for application:	€29,958.40
(b) Set out basis for calculation of fee:	178 no. units x €130 = €23,140 947sqm x €7.20 = €6,818.40
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: [] Cheque enclosed.

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 refer to the enclosed Statement on Universal Design prepared by JFOC Architects.
--	---

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)	
Date:	21 st March 2022

26. Contact Details- Not to be Published

Applicant(s):

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

Where the Applicant(s) is a Company:

Name(s) of Company	[REDACTED]
Director(s):	[REDACTED]
Company Registration Number (CRO):	[REDACTED]
Contact Name:	[REDACTED]
Primary Telephone Number:	[REDACTED]
Other / Mobile Number (if any):	[REDACTED]
E-mail address:	[REDACTED]

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	[REDACTED]
Surname:	[REDACTED]
Address Line 1:	[REDACTED]
Address Line 2:	[REDACTED]
Address Line 3:	[REDACTED]
Town / City:	[REDACTED]

County:	██████████
Country:	██████
Eircode:	██████████
E-mail address (if any):	████████████████████
Primary Telephone Number:	██████████
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

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

Contact for arranging entry on site, if required:

Name:	██████████████
Mobile Number:	██████████
E-mail address:	██████████████