

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

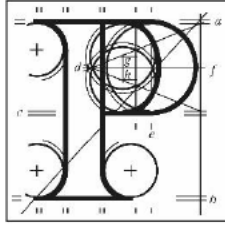
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

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

| | |
|--------------------------------|--|
| Registered Address of Company: | 1 Fitzwilliam Square, Dublin 2, Dublin |
| Company Registration No: | 669288 |

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

| | |
|---|---|
| Name: | John Spain 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: [<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: | Arthur O'Brien |
| Firm/Company: | C + W O'Brien 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: | ABB |
| Address Line 2: | Belgard Road |
| Address Line 3: | |
| Town/City: | |
| County: | Dublin 24 |
| Eircode: | D24 KD78 |
| Ordnance Survey Map Ref. No. (and the Grid Reference where available) | CENTRE COORDINATES: X, Y = 708729.633, 727881.5793 MAP SERIES: 1:1,000 MAP SHEETS: 3390-12, 3390-06, |
| 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: | 0.898ha |
| Site zoning in current Development Plan or Local Area Plan for the area: | <i>'Town Centre' zoning objective "to protect, improve and provide for the future development of Town Centres"</i> |
| Existing use(s) of the site and proposed use(s) of the site: | Existing Use: Warehouse and Commercial / Office Use |

| | |
|--|---|
| | Proposed Use: Mixed Use (residential and commercial) |
|--|---|

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 | | |

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

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.

Landmarque Belgard Development Company Limited (the applicant), with an address of 1 Fitzwilliam Square, Dublin 2, is in ownership of the site

| | |
|--|---------------------------|
| 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:

Identified in blue on the O.S Map

| |
|--|
| |
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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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
|---|---|---|
| <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 |
| S01A/0509 | Amendments to previous permission | Final grant issued by SDCC on 08/11/2001 |
| S99A/0453 | Alteration, internal extension to first floor warehouse, mezzanine and two-storey extension to the side of the warehouse to provide for additional office space and canteen and additional car spaces | Final grant issued by SDCC on 13/02/2000 |
| | | |
| | | |
| Is the site of the proposed development subject to a current appeal to An Bord Pleanála? | | Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] |
| 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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

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):

SHD Application: ABP-303306-18: Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24 - Granted planning permission by ABP on the 15/04/2019. (Adjacent site to the north)

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.

The development will consist of:

1. Demolition of all existing structures on site (with a combined gross floor area of c. 3625 sqm)

2. The construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising:

- 334 no. residential units of which 118 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,
- 4 No. retail/café/restaurant units and 3 no. commercial spaces associated with the 3 no. live-work units (723 sqm combined),
- Childcare facility (144 sq.m.),
- 670 No. bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level.
- Communal space in the form of residential courtyards and roof terraces;
- Public open space provision including Homezone/tertiary route along the south of the site between Belgard Rd and Belgard Square East
- The overall development has a Gross Floor Area of 29,784 sq.m.

3. Of the total 334 residential units proposed, unit types comprise:

Block A (Build-to-Rent)

- 91 no. 1 bed units
- 1 no. 2 bed 3 person units
- 26 no. 2 bed 4 person units

Blocks B & C

- 2 no. live-work studio units

- 102 no. 1-bed units
- 12 no. 2-bed 3 person units
- 88 no. 2-bed 4 person units including 5 no. duplex units
- 1 no. 2-bed 4 person live-work unit
- 11 no. 3-bed units

4. A portion of the proposed residential development is a “Build to Rent” scheme in accordance with Specific Planning Policy 7 and 8 as set out in the “Sustainable Urban Housing: Design Standards for New Apartments (December 2020)”.

5. All associated works, plant, services, utilities, telecommunications infrastructure, PV panels and site hoarding during construction

A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

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

| | |
|---|------------------------------------|
| <p>(A) Consultation with Planning Authority:</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: | SHDSPP015/20 |
| Meeting date(s): | 8th January 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-311666-21 |
| Meeting date(s): | 18th January 2022 |
| (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: | |
| Irish Water – See Engineering Services Report National Transport Authority – See Traffic and Transport Assessment Irish Aviation Authority – See Aeronautical Assessment Report Department of Defence – See Aeronautical Assessment Report | |

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 Mail 17/05/2022 |
| | Enclosed: |

| | |
|--|---|
| (b) Is a copy of the site notice relating to the proposed development enclosed with this application? | 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: | 17/05/2022 |
| 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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] |
| If the answer to above is "Yes", is an EIAR enclosed with this application? | Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] |
| Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. | Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] |
| (d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area? | Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] |
| (e) Is a Natura Impact Statement (NIS) required for the proposed development? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", is an NIS enclosed with this application? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| (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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| (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? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] |

| | |
|---|--|
| <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. National Transport Authority (NTA) 3. Transport Infrastructure Ireland (TII) 4. Irish Aviation Authority 5. Department of Defence 6. South Dublin County 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>18/05/2022</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>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"/>]</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"/>]</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"/>]</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 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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</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> |
|--|---|

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> |
|---|---|

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 | 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 | 2 | 97 |
| 1-bed | 193 | 9884 |
| 2-bed | 128 | 9812 |
| 3-bed | 11 | 1155 |
| 4-bed | 0 | 0 |
| 4+ bed | 0 | 0 |
| Total | 334 | 20,948 |

| 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: | 334 |
| (c) State cumulative gross floor space of residential accommodation, in m ² : | 22,565 |

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 facility | 144 |
| Commercial areas (retail/café/restaurant units and commercial areas associated with live-work units) | 723 |
| Other ancillary Residential Areas | |
| Internal residential amenity (924), Bicycle parking (380), plant areas and refuse storage (733) and circulation (4325) -ancillary to residential | 6352 |
| | |
| <p>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.</p> <p>Childcare facility provided. See Social Infrastructure Audit</p> | |
| (b) State cumulative gross floor space of non-residential development in m ² : | 867 |
| (c) State cumulative gross floor space of residential accommodation and other uses in m ² : | 29784 |
| (d) Express 15(b) as a percentage of 15(c): | 2.91% |

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 |
|-------------------------------------|------------|-----------|

| | | |
|--|---|-----------------|
| <p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> | <p>X Please see C+W O'Brien schedule of accomodation</p> | |
| <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> | <p>X Please see Cameo + Partners landscape Report and Drawings n addition to Cronin Sutton Traffic and Transport Assessment and drawings</p> | |
| <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> | <p>X Please see Cameo + Partners landscape Report and Drawings</p> | |
| <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>X Please see C+W O'Brien Drawing No. 0107 (Phasing Plan)</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>X</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>X Please refer to demolition drawings</p> | |
| <p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> | | <p>X</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> | | 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> | | <p>X</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> | <p>X Please refer to the JSA Cover Letter which schedules the submitted documents</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 ² : | 3625 |
| State gross floor space of any proposed demolition, in m ² : | 3625 |
| 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 : | 3625 demolition 29784 new build |

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

| | |
|--|--|
| (a) State existing use of land or structure: | Currently Vacant - Industrial and logistics warehouse and associated offices and uses |
| (b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure: | Industrial and logistics warehouse and associated offices and uses |
| (c) State proposed use(s): | Residential, retail/café/restaurant uses, commercial space associated with live-work units and childcare facility (see public notices) |
| (d) State nature and extent of any such proposed use(s): | See public notices and application drawings and documentation. |
| (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: [] | |

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> | Yes | |
| <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> | Yes | |
| <p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> | Yes | |
| (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. | N/A | |

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [**X**]

(b) Public Mains: [**X**]

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: [**X**]

(b) Public Sewer: [**X**]

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: [**X**]

Soakpit: []

Watercourse: []

Other (please specify): _____

| | |
|---|---|
| (D) Irish Water Requirements: | |
| Please submit the following information: | Enclosed: |
| (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. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Engineering Services 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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Engineering Services Report Appendix B |
| (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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Engineering Services Report Appendix D |
| (d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Engineering Services Report |
| (e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Engineering Services Report |

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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Traffic and Transport Assessment</p> |
| <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Residential Travel Plan</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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Traffic and Transport Assessment Appendix E</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Please see C+W O'Brien Drawing 0104</p> | |

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 JSA Cover Letter and Drawing Schedules accompanying the respective drawing packs.

24. Application Fee:


| | |
|---|---|
| (a) State fee payable for application: | €59,662.40 |
| (b) Set out basis for calculation of fee: | 334 residential units *130=43,420 723 (commercial units) +144 (childcare) = 867 sq.m. 867*7.2=€6242.4 NIS = €10,000 |
| (c) Is the fee enclosed with the application? | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Outline Access and Use Strategy Report |
|--|--|

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: | 18/05/2022 |

26. Contact Details- Not to be Published

Applicant(s):

| | |
|--|--|
| 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): | |

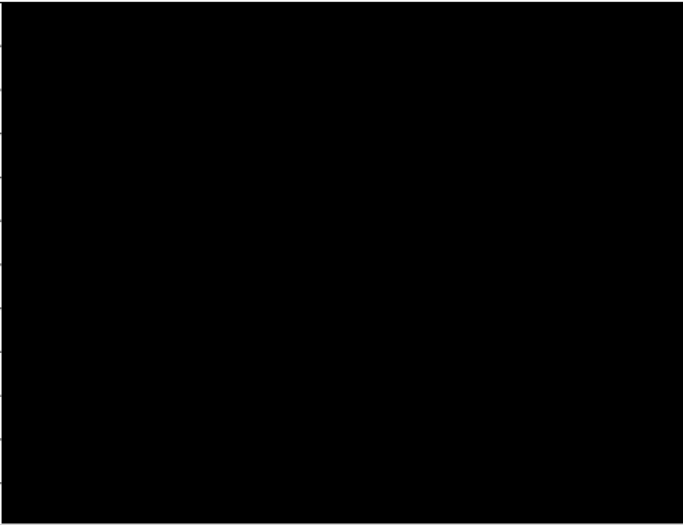
Where the Applicant(s) is a Company:

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

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

| | |
|--|--|
| 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): | |

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: | |

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Damien Byrne
 CS Consulting
 19-22 Dame Street
 Dublin 2,
 D02WK40

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

15 September 2021

Re: CDS20005423 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 390 units at Lands at Belgard Road, Cookstown, Dublin

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lands at Belgard Road, Cookstown, Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

| SERVICE | OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u> |
|-------------------------------|--|
| Water Connection | Feasible Subject to upgrades |
| Wastewater Connection | Feasible Subject to upgrades |
| SITE SPECIFIC COMMENTS | |
| Water Connection | The connection should be 150mm ID pipe connected to the existing 150mm uPVC main as shown below |



At connection application stage, local pressure tests must be performed to identify any local water network upgrades which may be required for the connection. The local upgrades will be funded by the Customer.

Wastewater Connection

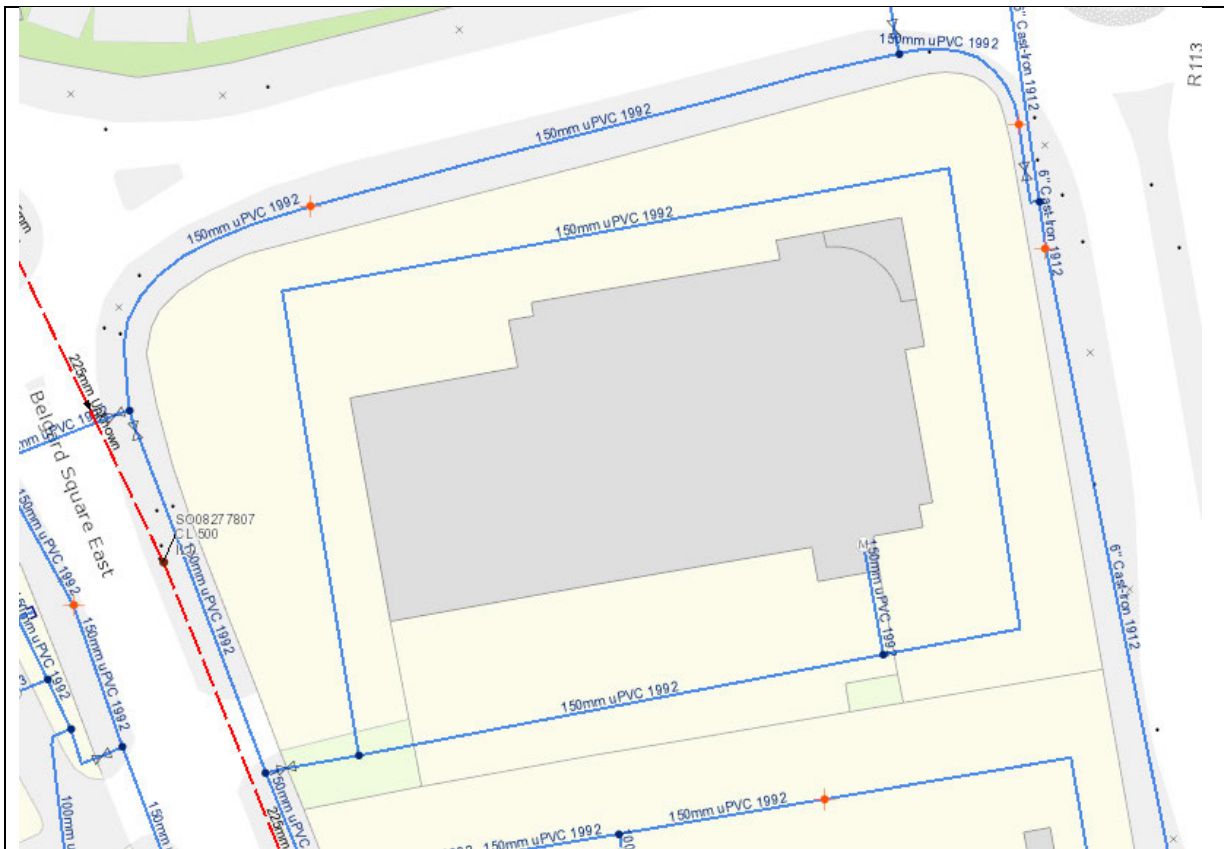
Irish Water can facilitate the connection subject to the development adhering to strict flow management. This is to ensure no further detriment in the downstream network resulting from the new connections to the existing sewer. The flow control and storage measures will be installed, owned, operated and managed by the developer locally on the private side, and will be required until Irish Water have increased capacity in the downstream network. Providing this arrangement can be facilitated and managed on the private network, your connection can be facilitated subject to a Connection Agreement with Irish Water. The period of time for operating and maintaining flow control measures are subject to the delivery of the public network upgrade and will be a condition of any potential connection. The capital upgrade project is currently at preliminary design stage.

In addition to the above removing any existing misconnections or installing dedicated separate storm water systems will be required to preserve the existing capacity for foul only flows.

Local Network upgrades or extensions required to connect to strategic infrastructure and point of connection will be assessed at connection application stage.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



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Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

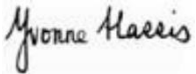
General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.

- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Marina Byrne from the design team via email mzbyrne@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations



Robert Fitzmaurice
Cronin & Sutton Consulting
19 22 Dame Street
Dublin 2 D02 E267

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

13 May 2022

**Re: Design Submission for Lands at Belgard Road, Cookstown, Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS20005423**

Dear Robert Fitzmaurice,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Antonio Garzón
Phone: 0838983711
Email: antonio.garzon@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

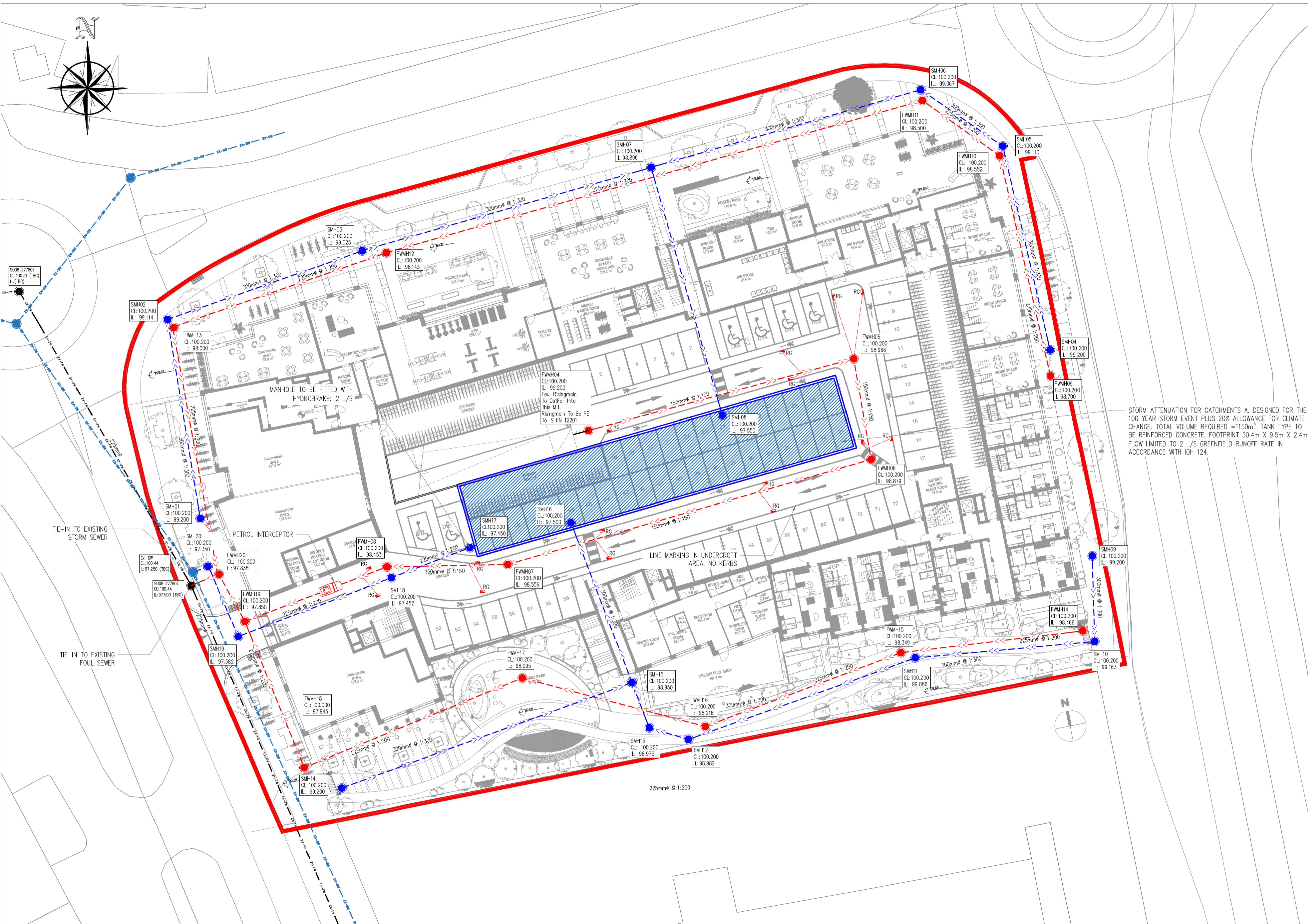
- BR-CSC-ZZ-00-DR-C-0005 Proposed Foul and Surface Water Drainage - Ground Level
- BR-CSC-ZZ-00-DR-C-0006 Proposed Watermain
- BR-CSC-ZZ-XX-DR-C-0027_Foul Sewer Longsections

While Irish Water notes that the water and wastewater services infrastructure will remain private and not be vested, we have the following comments: It is recommended that loops shall have a minimum of four connected houses and one hydrant.

Commercial connection details will be assessed at Connection Application stage.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.



LEGEND:

- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER
- PROPOSED FOUL SEWER
- PROPOSED SURFACE WATER SEWER
- PROPOSED RISING MAIN
- PIPE NUMBER, DIAMETER AND GRADIENT
- FOUL AND STORM MANHOLE NUMBER, COVER AND INVERT LEVELS
- PROPOSED STORAGE ATTENUATION TANK
- PROPOSED GULLY
- PROPOSED PERMEABLE PAVING
- PROPOSED FOUL WATER INSPECTION CHAMBER
- PROPOSED SURFACE WATER INSPECTION CHAMBER
- PROPOSED ACO DRAIN
- 150mm Dia PERIMETER LAND DRAIN WITH COLLECTION AJ
- DRAINAGE INFRASTRUCTURE TO BE INSTALLED AT A LATER STAGE. SHOWN INDICATIVELY
- PROPOSED TREE PIT ATTENUATION SYSTEM

STORM ATTENUATION FOR CATCHMENTS A, DESIGNED FOR THE 100 YEAR STORM EVENT PLUS 20% ALLOWANCE FOR CLIMATE CHANGE. TOTAL VOLUME REQUIRED = 1150m³. TANK TYPE TO BE REINFORCED CONCRETE. FOOTPRINT 50.4m X 9.5m X 2.4m FLOW LIMITED TO 2 L/S GREENFIELD RUNOFF RATE IN ACCORDANCE WITH IOH 124.

PROPOSED FOUL & SURFACE WATER DRAINAGE
SCALE= 1:250

PLANNING DRAWING
THIS DRAWING HAS BEEN ISSUED FOR PLANNING PURPOSES ONLY AND MUST NOT BE USED FOR ANY OTHER CIRCUMSTANCES

- NOTES**
- For setting out refer to Architect's drawings.
 - This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
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| Rev. No. | Date | REVISION NOTE | Dim. By | Chkd. By |
|----------|------------|---------------------------------------|---------|----------|
| P1 | 15.04.2022 | ISSUED FOR REVIEW | DB | DB |
| P2 | 13.05.2022 | Layout Up Dated Following IW Comments | RFM | RFM |

| | |
|----------|---|
| Client | Landmarque Belgard Development Co. Ltd |
| Project | The Arboury Belgard Road, Dublin 24 |
| Title | PROPOSED FOUL AND SURFACE WATER DRAINAGE - GROUND LEVEL |
| Dwg. No. | BR-CSC-ZZ-00-DR-C-0005 |
| Date | Feb. 2021 |
| Dim by | DF |
| Chkd by | DB |
| Aprvd by | DR |
| Scale | 1:250@A1 |
| Revision | P2 |

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w: www.csconsulting.ie

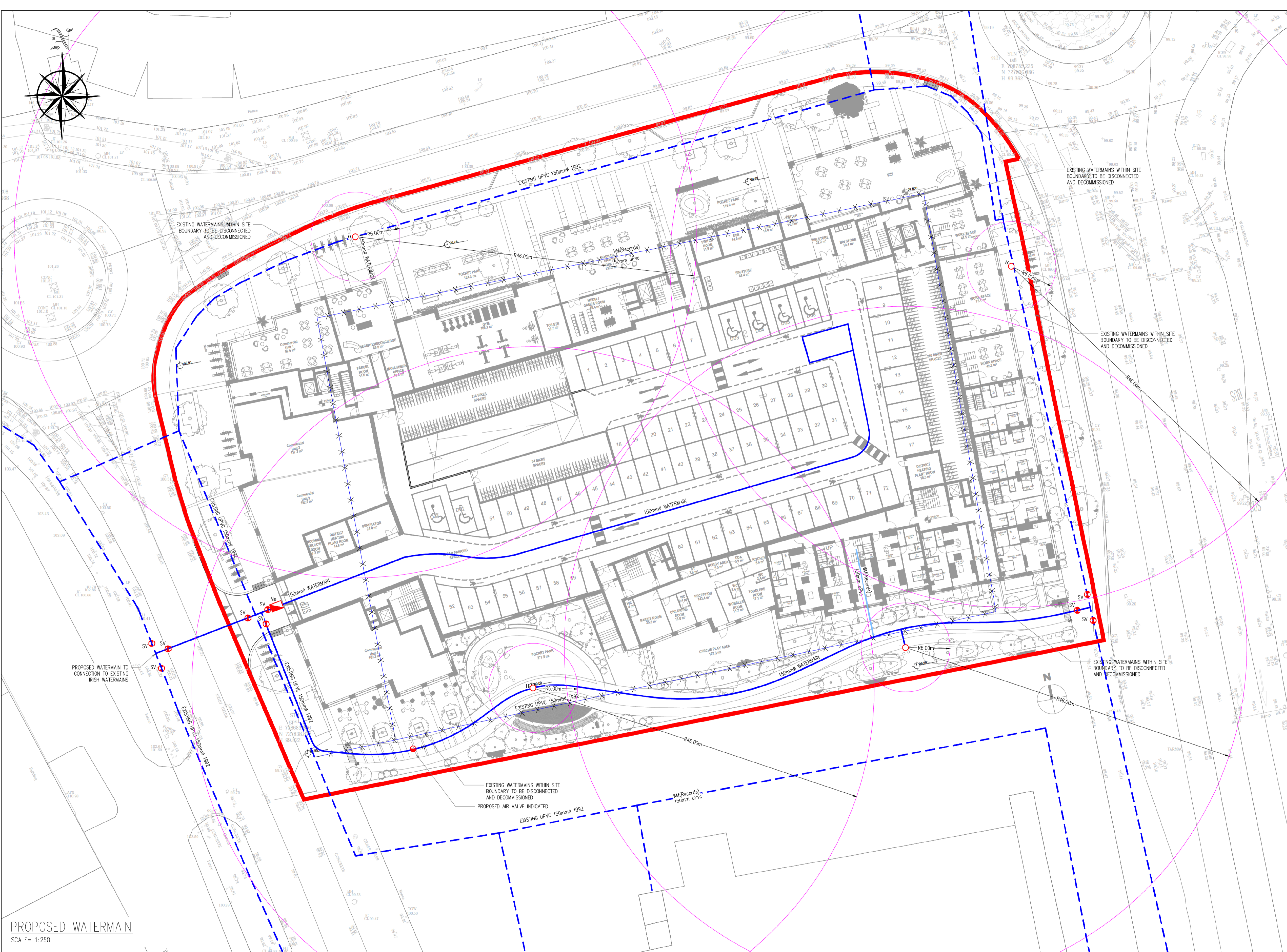
Quality
NSAI Certified
I.S. EN ISO 9001:2008
I.S. EN ISO 14001:2004
I.S. EN ISO 50001:2011
OHSAS 18001:2007



LEGEND:

| | |
|--|-------------|
| EXISTING PUBLIC WATERMAINS | --- |
| EXISTING PIPE TO BE DECOMMISSIONED | - X X X X - |
| EXISTING PRIVATE WATERMAINS | --- |
| PROPOSED WATERMAINS | --- |
| SLUICE VALVE TO IRISH WATER STANDARD DETAIL STD-W-15 | SV |
| AIR VALVE TO IRISH WATER STANDARD DETAIL STD-W-22 | AV |
| HYDRANT TO IRISH WATER STANDARD DETAIL STD-W-19 | H |
| SCOUR VALVE TO IRISH WATER STANDARD DETAIL STD-W-30 | Sc.V |
| BULK METER TO IRISH WATER STANDARD DETAIL STD-W-26 | Me |
| THRUST BLOCK | TB |

- WATERMAIN NOTES:**
1. ALL PIPE WORK, VALVES, CHAMBERS, NETWORK ARRANGEMENTS AND ALL ASSOCIATED WATERMAIN WORKS TO BE IN ACCORDANCE WITH IRISH WATER CODES OF PRACTICE AND STANDARD DETAILS.
 2. ALL NEW WATERMAIN MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE.
 3. ALL MANHOLES IN GRASSED AREAS TO HAVE 200mm WIDE X 100mm DEEP CONCRETE PLINTH/KERB CAST TO THEIR PERIMETER TO ENSURE THEY ARE NOT OVERGROWN. CONCRETE TO BE GRADE C20/25.
 4. PROPOSED WATERMAINS TO BE LOCATED A MINIMUM OF 300mm FROM THE WASTEWATER INFRASTRUCTURE IN ACCORDANCE WITH SECTION 3.5.18 OF THE 3.15.18 OF THE IRISH WATER WASTEWATER CODE OF PRACTICE.
 5. THE LOCATION OF THE BULK METER, VALVES AND HYDRANTS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 3.15.4 OF THE IRISH WATER CODE OF PRACTICE.
 6. NOTE THE FIRE SAFETY CERTIFICATE HAS NOT BEEN COMPLETED YET, BUT AS PART OF THIS DEVELOPMENT, IT IS CONFIRMED THAT HYDRANTS SHALL NOT BE LOCATED ANY MORE THAN 46M FROM ANY PART OF THE DEVELOPMENT.
 7. ALL WATERMAIN WORKS TO BE TAKEN IN CHARGE TO BE AIR PRESSURE TESTED IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE SECTION 4.10.



PROPOSED WATERMAIN
SCALE= 1:250

PLANNING DRAWING
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NOTES

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| Rev. No. | Date | REVISION NOTE | Dim. By | Chkd. By |
|----------|------------|---|---------|----------|
| P1 | 12/04/2022 | ISSUED FOR INFORMATION | SC | RF |
| P2 | 13/05/2022 | Details Added in Following Irish Water Review | RFM | RFM |

| | |
|----------|--|
| Client | Landmarque Belgard Development Co. Ltd |
| Project | The Arboury Belgard Road, Dublin 24 |
| Title | PROPOSED WATERMAIN |
| Dwg. No. | BR-CSC-ZZ-00-DR-C-0006 |
| Date | Feb. 2021 |
| Dim by | PS |
| chkd by | DB |
| Apprd by | DR |
| Scale | 1/250@A1 |
| Revision | P2 |

CS Consulting Group
DUBLIN | LONDON | LIMERICK

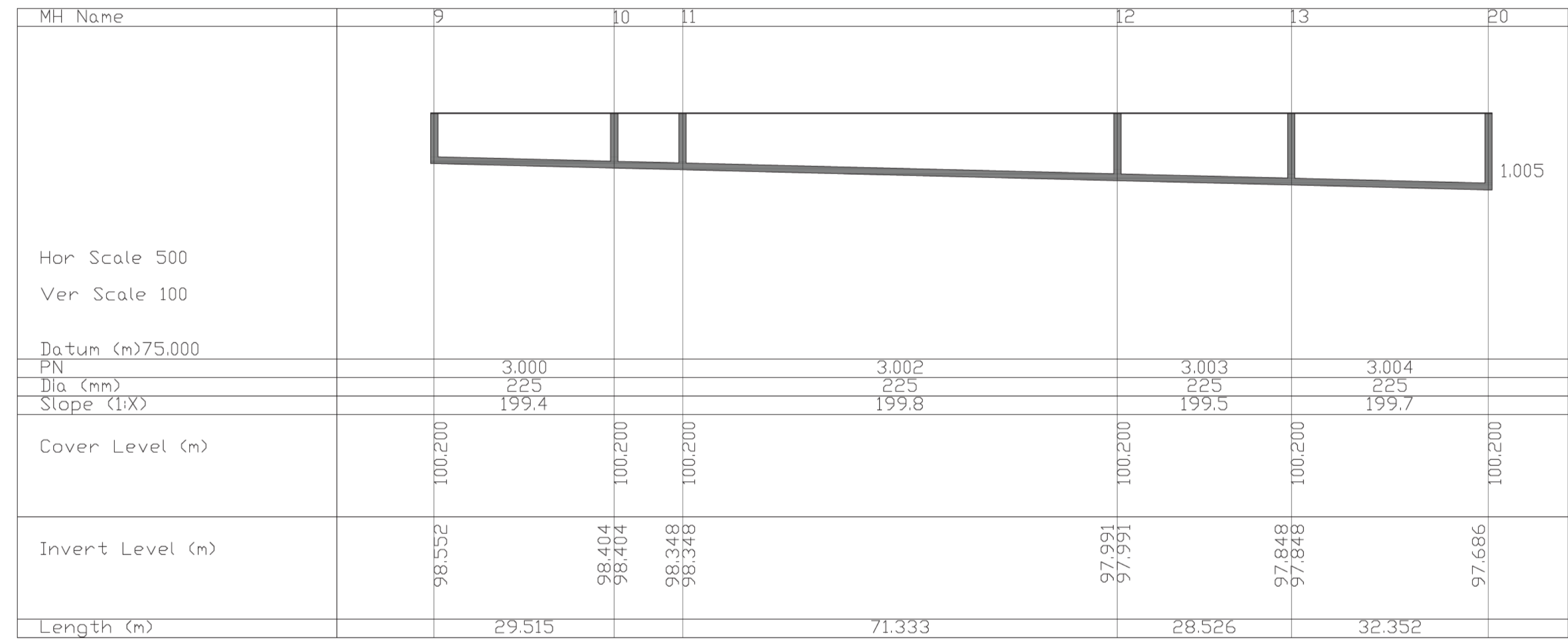
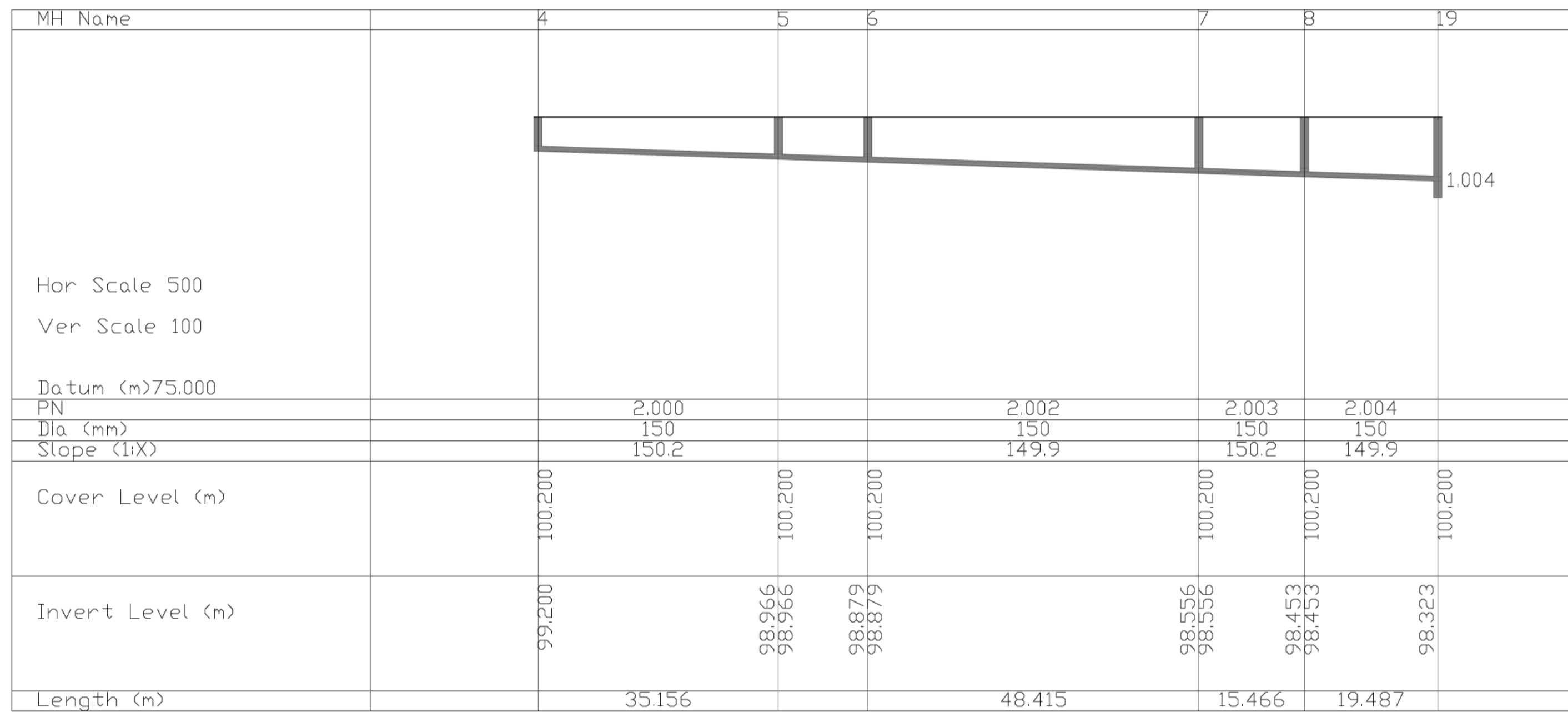
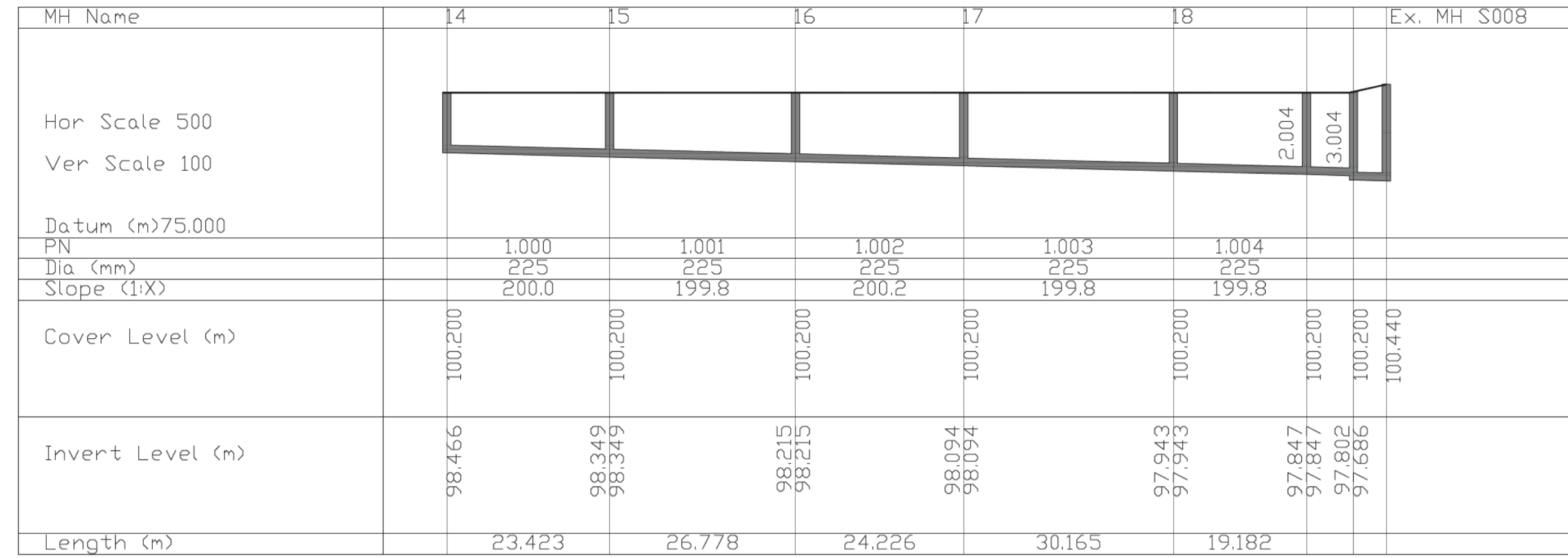
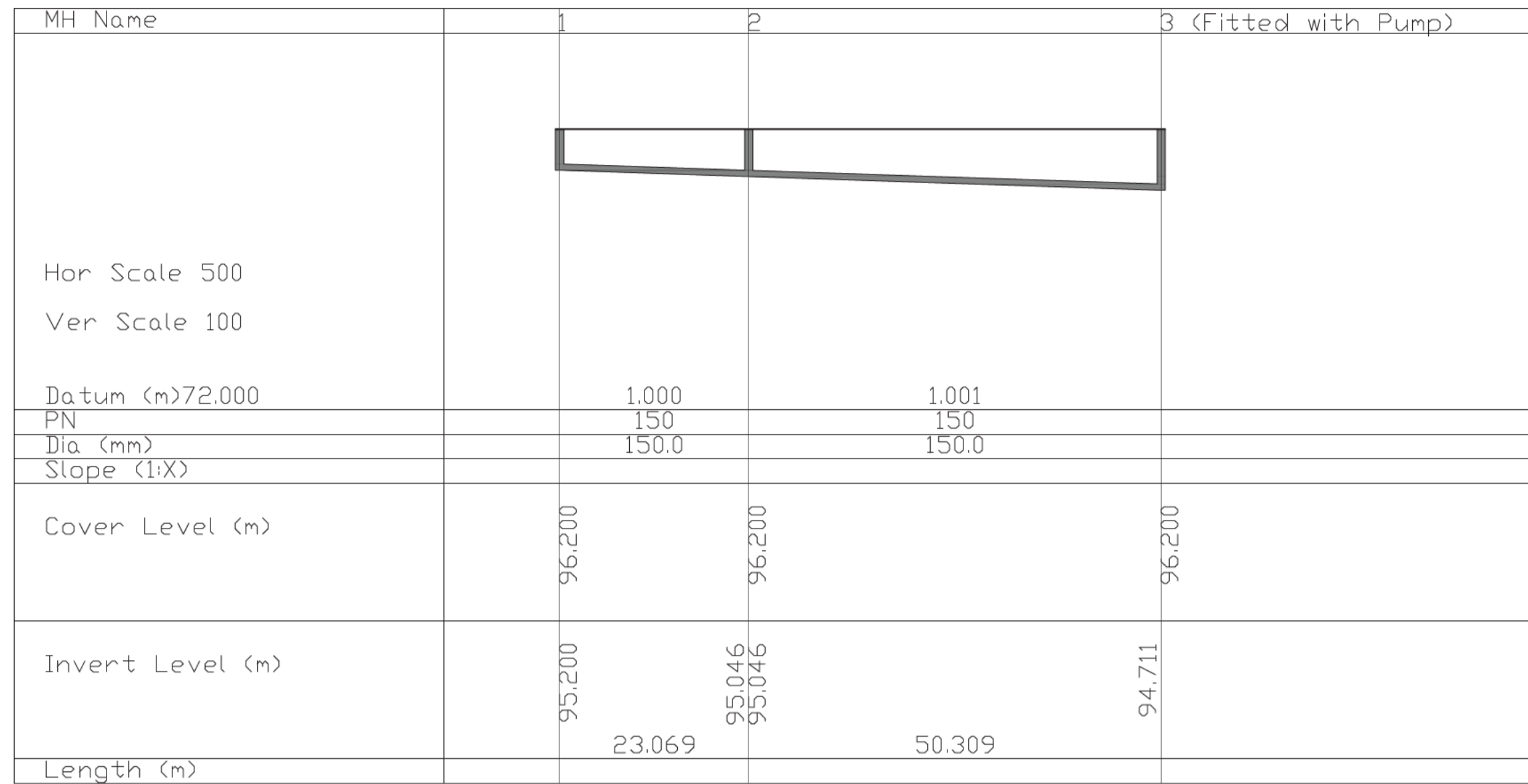
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E: info@csconsulting.ie
W: www.csconsulting.ie

Quality
NSAI Certified

Environment
I.S. EN ISO 9001:2008
I.S. EN ISO 14001:2004

Health & Safety
OHSAS 18001:2007

L088



PLANNING DRAWING
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NOTES

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| Rev. No. | Date | REVISION NOTE | Dim. By | Chkd. By |
|----------|------------|-------------------------------|---------|----------|
| P1 | 13.05.2022 | DRAW NG ISSUED TO IRISH WATER | RFM | RFM |
| | | | | |
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|-----------|--|---------|----------------------------------|
| Client | Landmarque Belgard Development Co. Ltd | | |
| Project | The Arboury Belgard Road, Dublin 24 | | |
| Title | PROPOSED FOUL SEWER LONGSECTIONS | | |
| Dwg. No. | BR-CSC-ZZ-00-DR-C-0027 | | |
| Date | Dim by | Issd by | Scale |
| May, 2022 | RFM | RFM | Horz: 1:500@A1 Vert: 1:100@A1 |
| | | | Revision |
| | | | P1 |

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