

SDZ22A/0014

PLANNING APPLICATION FORM

SOUTH DUBLIN COUNTY COUNCIL



PLANNING APPLICATION FORM

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.
Tel: (01) 4149000 Fax: (01) 4149104 Email: planning.dept@sdblincoco.ie

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS www.sdblincoco.ie

STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:

Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

Please ensure all necessary documentation is attached to your application form.

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

DATA PROTECTION

All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on www.sdblincoco.ie

The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

South Dublin County Council
26 OCT 2022
Land Use Planning & Transportation

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1. Name of Relevant Planning Authority:

SOUTH DUBLIN COUNTY COUNCIL

2. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)

2 No. sites separated by the permitted Celbridge Link Road with a total area of 6.36 Ha in the townland of Aderrig, Adamstown, Lucan, Co. Dublin. The south-western site (5.39 Ha) is generally bound to the east by Celbridge Link Road, to the south and west by undeveloped land and an electrical substation and to the north by the Tubber Lane Development Area. The north-eastern site (0.97 Ha) is generally bound to the east by the undeveloped Primary School site and Aderrig Park Avenue, to the south by Airlie Park Road West and the undeveloped Primary School site, to the west by Celbridge Link Road and the Tubber Lane Development Area and to the north by the Tubermaclugg Village Development Area.

Ordnance Survey Map Ref No (and the Grid Reference where available)¹

3260-A, 3260-B, 3260-C, 3260-D

3. Type of planning permission (please tick appropriate box):

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission*:

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission*: ____/____/____

***NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

Outline Permission may not be sought for:

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

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5. Applicant² (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s)

Quintain Developments Ireland Limited

Address(es) Must be supplied at end of this application form - **Question 26**

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s)

Eddie Byrne and Michael Hines

Registered Address (of company)

Fitzwilliam Court, Lesson Close, Dublin 2, D02 YW24

Company Registration No.

656280

Telephone No. 01 526 0352

Email Address (if any) reception@quintain.ie

Fax No. (if any)

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

Name

Thornton O'Connor Town Planning

Address To be supplied at end of this application form - **Question 27**

Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)

Yes [] No []

8. Person responsible for preparation of Drawings and Plans³ :

Name

Jacques D'Arcy, BKD Architects

Address Must be supplied at end of this application form - **Question 28**

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9. Description of Proposed Development:

Brief description of nature and extent of development⁴ (This should correspond with the wording of the newspaper advert and site notice.)

The proposed development will principally consist of: the demolition and removal of derelict hardstanding and walls; and the construction of 207 No. residential units (64 No. 2-bed, 127 No. 3-bed and 16 No. 4-bed), ranging in height from 2 No. storeys to 4 No. storeys, comprising 75 No. houses (59 No. 3-bed and 16 No. 4-bed) and 132 No. duplexes (64 No. 2-bed and 68 No. 3-bed).

The development will also include: vehicular junctions to access the development from Celbridge Link Road (2 No.) and Adamstown Way (3 No.); internal road, cycle and footpath network; 314 No. car parking spaces; cycle parking; bin storage areas; public, communal and private open space areas, with balconies and terraces facing all aspects; hard and soft landscaped areas; boundary treatments; public lighting; 2 No. sub-stations; and all associated site and development works above and below ground.

10. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner	B. Occupier
	C. Other ✓	

Where legal interest is 'Other', please expand further on your interest in the land or structure

Please refer to the letter of consent provided in Appendix A to this Form.

If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation

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11. Site Area:

Area of site to which the application relates in hectares	6.36 Ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq. m	0 sq m
Gross floor space of proposed works in sq. m	21,133 sq m
Gross floor space of work to be retained in sq. m (if appropriate)	0 sq m
Gross floor space of any demolition in sq. m (if appropriate)	0 sq m
Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from inside the external wall.	

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq.m
N/A	

14. In the case of residential development provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses				59	16		75
Apartments			64	68			132

Number of car-parking spaces to be provided	Existing: N/A	Proposed: 314	Total: 314
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15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Undeveloped. Former agricultural land.
Proposed use (or use it is proposed to retain)	Residential.
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential – 207 No. dwellings.

16. Social and Affordable Housing

Please tick appropriate box	YES	NO
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?</i>⁷</p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission 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 (ii) details of the calculations and methodology for calculating the 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 of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)⁸, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>	<p>✓</p> <p>See Part V letter and costings attached as Appendix B to this Form. Also refer to BKD Architects' Drawing No. 6259A-P-005 and corresponding unit drawings.</p>	
<p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended)⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

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17. Development Details

Please tick appropriate box	YES	NO
<p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		✓
<p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>		✓
<p><i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰</i></p>		✓
<p><i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i></p>	✓	
<p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹ ?</i></p>		✓
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence? Note: If yes, newspaper and site notice must indicate fact.</i></p>		✓
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		✓
<p><i>Do the Major Accident Regulations apply to the proposed development?</i></p>		✓
<p><i>Does the application relate to a development in a Strategic Development Zone?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>	✓	
<p><i>Does the proposed development involve the demolition of any structure¹² ?</i></p> <p>Note: Demolition of a habitable house requires planning permission.</p>	<p align="center">✓</p> <p><i>Only hardstanding and walls. No buildings.</i></p>	

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18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [✓]

If yes, please give details e.g. year, extent

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [✓]

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [✓] No []

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: SDZ06A/5 **Date:** 21st June 2006

Reference No.: SDZ17A/0009 **Date:** 22nd December 2017

Reference No.: SDZ22A/0007 **Date:** 6th May 2022

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³ ?

Yes [] No [✓]

An Bord Pleanála Reference No.:

(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).

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19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development¹⁴ ?

Yes [] No []

If yes, please give details:

Reference No. (if any): No reference number provided.

Date(s) of consultation: 19th July 2022

Persons involved:

SDCC Attendees:

Colm Harte (CH) - Planning Department
Eoin Burke (EB) - Planning Department
Caitlin O'Shea (COS) - Planning Department
Tony Mangan (TM) - Roads Department
John Hegarty (JH) - Roads Department
John McGee (JMG) - Roads Department
Laurence Colleran (LC) - Parks Department
Fionnuala Collins (FC) - Parks Department
Brian Harkin (BH) - Drainage Department
Graham Murphy (GM) - Drainage Department

Design Team Attendees:

Isabelle Gallagher (IG) - Quintain Development Ireland Limited
Simon Corrigan (SC) - Quintain Development Ireland Limited
Jacques D'Arcy (JDA) - BKD Architects
Ivana Frkin (IF) - BKD Architects
Sadhbh O'Connor (SOC) - Thornton O'Connor Town Planning
Daniel Moody (DM) - Thornton O'Connor Town Planning
Emma Caulwell (EC) - Waterman Moylan
Ian Worrell (IW) - Waterman Moylan
Kevin Owens (KO) - Waterman Moylan
Matt Hague (MH) - Brady Shipman Martin
Daithi O'Troithigh - Doyle + O'Troithigh Landscape Architecture

20. Services

Proposed Source of Water Supply

Existing connection [] New connection []

Public Mains [] Group Water Scheme [] Private Well []

Other (please specify):

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment
Existing [] New [<input checked="" type="checkbox"/>]
Public Sewer [<input checked="" type="checkbox"/>] Conventional septic tank system []
Other on-site treatment system [] Please specify
Proposed Surface Water Disposal
Public Sewer/Drain [<input checked="" type="checkbox"/>] Soakpit []
Watercourse [] Other [] Please specify

21. Details of Public Notice

Approved newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of publication	20 th October 2022
Date on which site notice was erected	24 th October 2022

22. Application Fee

Fee Payable	€13,535
Basis of Calculation Please see fee notes available on Council website www.sdcc.ie	Residential – Class 1: €65 x 207 = €13,455 Other Development – Class 13 (Demolition/Removal of Concrete Area): €80 Total: €13,535 Please find the receipt in Appendix X of this Form.

SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

23. Is it proposed that the Development will: (please tick appropriate box) ¹⁹: (see note 19)

- A Be **Taken in Charge** by the County Council ()
- B Be maintained by **an Estate Management Company** ()
- C In **part be Taken in Charge and part maintained** by an Estate Management Company (✓)

In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.

**24. Do any Statutory Notices apply to the site/building at present?
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes No Place an X in the appropriate box.

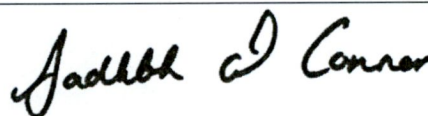
If yes, please give details _____

25. Please describe where the site notice(s) is/are erected at site of proposed development

5 No. notices at public facing locations within the Adamstown SDZ. Please refer to the Site Location Maps.

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 Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed
(Applicant or Agent as appropriate)



(Agent)

Date:

24th October 2022

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other 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.

NOTES TO APPLICANT

Sections 1 to 22 of this form MUST be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website www.sdublincoco.ie for further assistance in making your application.

FOR OFFICE USE ONLY

Application Type <u>SDZ APPLICATION</u>	Date received	Document lodged	Newspaper Notice
Register Reference <u>SDZ22A/0014</u>	<u>26-10-22</u>		<u>The Star</u> <u>20-10-22</u>
Fee Received € <u>13,535</u>			
Receipt No..... Date:			
O.S.I. Map Reference			
L.A.P. Area Reference			