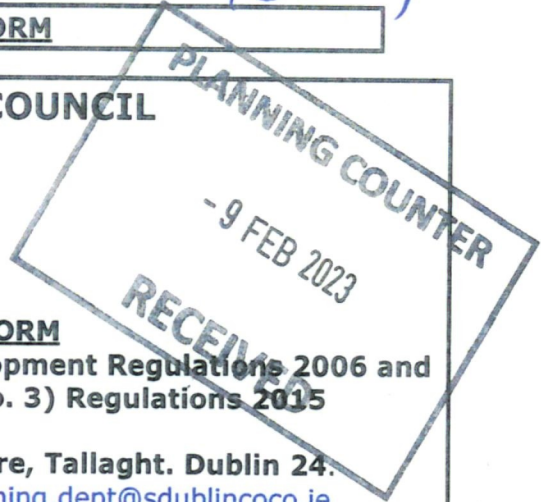


SD228A/0004

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.

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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)

In the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension).

On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019.

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

O.S. Map Ref Nos. 3260-A and 3220-15

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)

Clear Real Estate Holdings 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)

Jeffrey Johnston

Registered Address (of company)

Fitzwilliam Court, Leeson Close, Dublin 2, D02YW24

Company Registration No.

668468

Telephone No.

086 657 3705

Email Address (if any)

jwalsh@quintain.ie

Fax No. (if any)

N/A

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

Name

Stephen Little and Associates Chartered Town Planners & Development Consultants

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

Burke-Kennedy 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.)

Clear Real Estate Holdings Limited intends to Apply for Permission on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019. The proposed development will consist of 385no. dwelling units (139no. houses, 70no. 'Build-to-Rent' duplex / apartments, 72no. duplex / apartments and 104no. apartments), ranging between 2 – 6 storeys in height comprising the following: - Total of 139no. houses consisting of: - 102no. 3-bedroom 2 storey terraced houses (House Type: D, E & F); 11no. 4-bedroom 2 storey terraced houses (House Type: C); 26no. 4-bedroom 3 storey terraced houses (House Type: A & B); Total of 70no. 'Build-to-Rent' duplex / apartment units consisting of: - 35no. 2-bedroom units (House Type: J, L & O); 35no. 3-bedroom units (House Type: K, M & P); Total of 72no. duplex / apartment units consisting of: - 36no. 2-bedroom units (House Type: J, L & O); 36no. 3-bedroom units (House Type: K, M & P); Total of 104no. apartment units accommodated in 2no. blocks ranging from 4 – 6 storeys consisting of: - 48 no. 1-bedroom units (House Type: A1 & A2); 56 no. 2-bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170 sq. m); Areas of public open space (1.45Ha); 538no. car parking spaces and 878no. bicycle parking spaces (660no. long-term spaces and 218no. visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3no. ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surfacewater and water supply) and connections to permitted cycle / pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021. This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

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

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Occupier <input type="checkbox"/>
	C. Other <input type="checkbox"/>	
Where legal interest is 'Other', please expand further on your interest in the land or structure		
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	8.94 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	1,076 sq. m Hardstanding and remaining walls of a former Agri. Building to be demolished.
Gross floor space of proposed works in sq. m	39,234 sq. m
Gross floor space of work to be retained in sq. m (if appropriate)	N/A
Gross floor space of any demolition in sq. m (if appropriate)	1,076 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	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	0	0	0	102	37	0	139
Apartments	0	48	127	71	0	0	246

Number of car-parking spaces to be provided	Existing: 0	Proposed: 538	Total: 538
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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:

<i>Existing use⁶ (or previous use where retention permission is sought)</i>	N/A
<i>Proposed use (or use it is proposed to retain)</i>	N/A
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	N/A

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?⁷</i></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>	X	
<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>	N/A	N/A

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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 align="center">x</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 align="center">x</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 align="center">x</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 align="center">x</p>
<p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹ ?</i></p>		<p align="center">x</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 align="center">x</p>
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? Note: If yes, newspaper and site notice must indicate fact.</i></p>		<p align="center">x</p>
<p><i>Do the Major Accident Regulations apply to the proposed development?</i></p>		<p align="center">x</p>
<p><i>Does the application relate to a development in a Strategic Development Zone? Note: If yes, newspaper and site notice must indicate fact.</i></p>	<p align="center">x</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">X</p> <p><i>Hardstanding and remining walls of a former Agri. Building to be demolished.</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 [X]

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

N/A

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

Yes [] No [X]

If yes, please give details.

N/A

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

Yes [X] 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.: SDZ20A/0021	Date: 22.06.2021
Reference No.: SD04A/0964	Date: 23.12.2004
Reference No.: SD02A/0219	Date: 30.04.2002
Reference No.: S01A/0562	Date: 27.08.2001

*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 [X]

An Bord Pleanála Reference No.: N/A

*(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): PPSDZC01/22 and PPSDZC05/22

Date(s) of consultation: 01.04.2022 and 28.09.2022

Persons involved:

Representing SDCC: Eoin Burke, Colm Harte, Sarah Watson, Padraig Collins, Graham Murphy, John McGee, Debbie O'Dempsey, Fionnuala Colins, Ronan Toft;

Representing Client: Stephen Little, Naoise O'Connor, Donal Kellegher, James Larkin, Paul Geoghegan, Niall Kerney, Richard Miles, Alex Craven, Matt Hague

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 []

Public Sewer [] Conventional septic tank system []

Other on-site treatment system [] Please specify

Proposed Surface Water Disposal

Public Sewer/Drain [] Soakpit []

Watercourse [] Other [] Please specify

21. Details of Public Notice

<i>Approved newspaper¹⁵ in which notice was published</i>	Irish Daily Star
<i>Date of publication</i>	3 February 2023
<i>Date on which site notice was erected</i>	3 February 2023

22. Application Fee

<i>Fee Payable</i>	€25,637.00
<i>Basis of Calculation</i> Please see fee notes available on Council website www.sdcc.ie	Class 1: €65 X 385units = €25,025.00 Class 4: €3.60 X 170sq.m = €612.00 (Tenant Amenity)

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 (X)
Please refer to Dwg. 6268-P-005 - Taking in Charge Plan, prepared by Burke Kennedy Doyle Architects.

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)

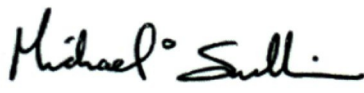
Yes No Place an X in the appropriate box.

If yes, please give details _____

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

Please refer to Dwg. No. 6268-P-001 - Site Location Plan, prepared by Burke Kennedy Doyle Architects which identified the 8no. site notice locations.

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: Stephen Little & Associates
Date:	10 February 2023

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	Date received	Document lodged	Newspaper Notice
Register Reference			
Fee Received €			
Receipt No..... Date:			
O.S.I. Map Reference			
L.A.P. Area Reference			