

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

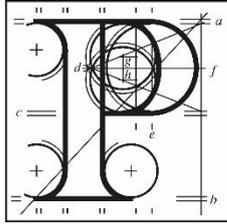
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Cairn Homes Properties Ltd.
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	7 Grand Canal, Grand Canal Street Lower, Dublin 2
Company Registration No:	552325

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

Name:	Tom Halley, McCutcheon Halley Planning Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <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:	Mark Dignam
Firm/Company:	Meitheal Design Partners

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Cork County Council
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Castletreasure / Maryborough (townlands)
Address Line 2:	Carr's Hill/Carrigaline Road (R609)
Address Line 3:	
Town/City:	Douglas
County:	Cork
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	6 inch = 9900-01, CK074, CK086 1:1000 = 6428-13 1:2500 = 6428-D
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:	21.9 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Primarily <b>Residential</b> with the following specific objective: <b>SE-R-06</b> = "Development of this site is to include the following:  <i>Medium A density residential development to cater for a variety of house types and sizes.  3 ha of additional open space over and above what is normally required in housing areas.</i>

	<p><i>This open space should include a fully landscaped and useable public park.</i></p> <p><i>Retain the existing trees and hedgerows within the overall development of the site.</i></p> <p><i>A site for a primary school that could be accessed from the R609 and developed by the Department of Education in the short term.</i></p> <p><i>The timing and provision of appropriate drinking water disposal services for the development including where necessary the upgrading of off-site infrastructure.</i></p> <p><i>Provision of a cycleway.</i></p> <p><i>Consideration will need to be given to the provision of a primary school within this site at the detailed planning application stage.”</i></p> <p>Small portion of the site also zoned under <b>Objective ZU 3-1 Existing Built Up =</b></p> <p><i>“Normally encourage through the Local Area Plan’s development that supports in general the primary land use of the surrounding existing built up area. Development that does not support, or threatens the vitality or integrity of, the primary use of these existing built up areas will be resisted.”</i></p>
Existing use(s) of the site and proposed use(s) of the site:	<p><b>Existing Use:</b> Greenfield / Agricultural</p> <p><b>Proposed Use:</b> Residential with creche, play areas, parkland and open spaces</p>

## 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
	✓		✓  (see letter of consent from Cork County Council)
Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:			
Part of the R609 (from north of the primary school site (Cork County Council planning application ref. 18/5369 / ABP-302924-18) eastward beyond apartment blocks B, C and D) is included within the redline boundary to facilitate improvements to the existing roadway and to the proposed access to the site,			

shared by both the SHD development and the school. This land is under the ownership of Cork County Council.	
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	Cork County Council, County Hall, Carrigrohane Road, Cork.  Please see attached letter of consent from Cork County Council.
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer is "Yes" above, identify the lands and state the nature of the control involved:  Land to the south of the R609 identified in blue on the site location maps is identified for the development of a 24 classroom Educate Together primary school. Permission was granted by Cork County Council in October 2018, planning application ref. 18/5369. This decision was subject to a third party appeal to An Bord Pleanála, who further granted permission for the development in April 2019, ABP ref. 302924-18.	

## 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 type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]	
<b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.		
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):		
<b>Reg. Ref. No. / An Bord Pleanála Ref. No.</b>	<b>Nature of Proposed Development</b>	<b>Final Decision by Planning Authority / An Bord Pleanála</b>

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.:		
N/A		
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):		
Land to the south of the R609 identified in blue on the site location maps is identified for the development of a 24 classroom Educate Together primary school. Permission was granted by Cork County Council in October 2018, planning application ref. 18/5369. This decision was subject to a third party appeal to An Bord Pleanála, who further granted permission for the development in April 2019, ABP ref. 302924-18.		
Is the applicant aware of the site ever having been flooded?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details e.g. year, extent:		
See Flood Risk Assessment by JB Barry for further information		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details:		
N/A		

## 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 the construction of a strategic housing development comprising 472 residential units, a crèche and all associated ancillary development works.

The proposed 472 no. residential units are broken down as follows:

- (a) 234 no. semi-detached and terraced houses comprising 67 no. 4 bed units and 167 no. 3 bed units;
- (b) 93 no. duplexes/apartments and 145 no. apartments (in Blocks A, B, C & D) comprising 76 no. 1 bed units, 123 no. 2 bed units and 39 no. 3 bed units.

The development also includes a number of play areas, active amenity spaces and circa 4.4 hectares of landscaped parkland which runs northwest to southeast through the site. A section of the Ballybrack Greenway is also provided within the parkland which will connect to the existing Cork County Council cycle network at the site's western boundary via the existing Irish Water Pumping Station compound, and to the future expansion of the Greenway towards Maryborough at the site's eastern boundary.

Primary access to the proposed development will be from a new signalised junction on to Carr's Hill/Carrigaline Road (R609), which will also serve a 24 classroom Primary School (permitted under Cork County Council planning application ref. 18/5369 / An Bord Pleanála, ref. ABP-302924-18) and which is located on land within the ownership of the applicant. Upgrades are also proposed to the Carr's Hill/Carrigaline Road (R609) including road widening, traffic calming and footpath connections. A second access point and footpath connections will be provided onto the Carr's Hill/Carrigaline Road (R609) (serving 98 apartments in Blocks B, C & D only) and access will also be provided via the adjoining Temple Grove residential area.

Provision is also made for the diversion of the existing 300mm Irish Water watermain, the construction of an underground wastewater pumping station and rising main to serve Apartment Blocks B, C and D, and all other associated ancillary site development works including ground works and retaining structures, foul drainage, stormwater drainage, water supply, 7 no. electrical substation kiosks, service ducting and cabling, boundary treatments, access roads including a vehicular and pedestrian bridge over the Moneygurney Stream, gateway treatment/signage on the Carr's Hill/Carrigaline Road (R609), bicycle and car parking and landscaping. A temporary single storey marketing suite, adjoining the Carr's Hill/Carrigaline Road (R609), and signage (including hoarding) will be provided during the construction phases.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.	
Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please submit a draft layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  *A composite site layout plan at scale 1:1250 has been provided by Meitheal Design Partners Architects. 7 no. further site layout plans at scale 1:500 have also been provided.

**10. Pre-Application Consultations**

<b>(A) Consultation with Planning Authority:</b>	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	No reference number given
Meeting date(s):	Formal S247 Meeting on 5 <sup>th</sup> June 2018 at the offices of Cork County Council– See attached meeting minutes by McCutcheon Halley  <b>Representatives of Cork County Council:</b> <ul style="list-style-type: none"> <li>▪ Paul Murphy (Senior Planner)</li> <li>▪ Greg Simpson (Senior Exec. Planner)</li> <li>▪ Susan Hurley (Executive Planner)</li> <li>▪ Giulia Vallone (Senior Architect)</li> <li>▪ Eoin McElroy (Architect)</li> <li>▪ Sean O’Brien (Senior Executive Officer)</li> <li>▪ Madeline Healy (Senior Engineer)</li> <li>▪ Martin McCormick (Area Engineer)</li> <li>▪ Eileen Coleman (Senior Exec. Engineer)</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Odhran O’Keeffe (Estates Engineer)</li> </ul> <p><b>Representatives of Design Team:</b></p> <ul style="list-style-type: none"> <li>▪ Aidan McLernon - Cairn Homes</li> <li>▪ Patrick O’Toole - MDP Architects</li> <li>▪ Mark Dignam - MDP Architects</li> <li>▪ Gerry O’Sullivan - MDP Architects</li> <li>▪ Ross Loughnane - AECOM</li> <li>▪ Tim Finn - JB Barry</li> <li>▪ Tom Halley - McCutcheon Halley</li> <li>▪ Orla O’Sullivan - McCutcheon Halley</li> </ul> <p>A copy of the S.247 meeting minutes (taken by McCutcheon Halley Planning) were submitted as part of the request for pre-application consultation to An Bord Pleanála under TC0005.</p>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p>ABP-302564-18</p>
<p>Meeting date(s):</p>	<p>25/10/2018</p>
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>At pre-application stage, the applicant engaged with a number of other parties including local residents of adjacent properties (namely the detached dwellings along the laneway north of the Vicarage and the dwellings east of the proposed access onto the R609), representatives from the Vicarage and Temple Grove estates, and the owner of the Darraglynn Nursing Home to the north of the site. Among the issues discussed with were</p> <ul style="list-style-type: none"> <li>▪ Potential impact of construction traffic and noise;</li> <li>▪ Potential impact of operational noise and traffic;</li> <li>▪ Loss of informal walking routes through site;</li> <li>▪ Boundary treatments;</li> <li>▪ Visual impact.</li> </ul> <p>The applicant has also been in contact with representatives of the Douglas GAA Club, Douglas Rugby Club, the Educate Together Primary School and local Councillors in order to identify local needs with regard to playing pitches, training facilities etc.</p>	

Furthermore as part of the EIAR process and in addition to the informal scoping with Cork County Council, the following prescribed bodies / stakeholders were consulted in relation to the general scope of the EIAR:

- a) Department of Culture, Heritage, & the Gaeltacht (Development Applications Unit)
- b) National Monuments Services;
- c) National Parks & Wildlife Service;
- d) Department of Education;
- e) Geological Survey Ireland;
- f) Transport Infrastructure Ireland;
- g) The Health Safety Authority;
- h) The Health Service Executive;
- i) Bird Watch Ireland;
- j) Inland Fisheries Ireland;
- k) Bat Conservation Ireland;
- l) Irish Water.

In accordance with section 8(1)(b) of the Act of 2016 and in accordance with the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

- Inland Fisheries Ireland
- Irish Water
- Transport Infrastructure Ireland
- Córas Iompair Éireann
- Minister for Culture, Heritage, and the Gaeltacht
- Heritage Council
- An Taisce
- Cork County Childcare Committee

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> Yes: [ <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:	<b>The Echo</b> 2 May 2019	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> 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:		2 May 2019

<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>*8 no. site notices are provided, the location of which are indicated on the attached site location maps and on the site layout plans</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" 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?	<p>Yes: [<input checked="" type="checkbox"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p> <p>*Prior to lodgement each prescribed body was contacted to confirm whether they required both a hard and soft copy. Same is confirmed in the relevant letters to each prescribed body included as part of the application documents.</p>

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. Inland Fisheries Ireland</li> <li>2. Irish Water</li> <li>3. Transport Infrastructure Ireland</li> <li>4. Córas Iompair Éireann</li> <li>5. Minister for Culture, Heritage, and the Gaeltacht</li> <li>6. Heritage Council</li> <li>7. An Taisce</li> <li>8. Cork County Childcare Committee</li> </ol> <p>A copy of the application has also been sent to the HSE, as requested during pre-application consultations with same.</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>2 May 2019</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format? N/A</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p> <p>*See Statement of Consistency by McCutcheon Halley Planning enclosed</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p> <p>*See Statement of Consistency by McCutcheon Halley Planning enclosed</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>N/A: [<input checked="" type="checkbox"/>]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input type="checkbox"/> ]</p> <p>*See Statement of Consistency by McCutcheon Halley Planning enclosed</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.

(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.

**Enclosed:**

Yes: [] No: []  
N/A: []

\*See Cover Letter by McCutcheon Halley Planning

(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.

**Enclosed:**

Yes: [] No: []  
N/A: []

\*See Cover Letter by McCutcheon Halley Planning

**13. Material Contravention of Development Plan/Local Area Plan:**

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?

**Enclosed:**

Yes: [] No: []

**14. Proposed Residential Development:**

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

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	n/a	n/a
2-bed	n/a	n/a
3-bed	167	19,107.08
4-bed	67	9,440.72
4+ bed	n/a	n/a
<b>Total</b>	<b>234</b>	<b>28,547.80</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	n/a	n/a
1-bed	76	3,750.5
2-bed	123	9,890.0
3-bed	39	4,336.45
4-bed	n/a	n/a
4+ bed	n/a	n/a
<b>Total</b>	<b>238</b>	<b>17,977</b>

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

(b) State total number of residential units in proposed development:	<b>472</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	28,547.80 (housing) + 21,120.15 (apartment) = <b>TOTAL 49,667.95 sqm</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Creche (75 no. of childcare spaces)	642
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	642
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	50,310.00
(d) Express 15(b) as a percentage of 15(c):	1.28%

## 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 see attached cover letter, Planning & Design Statement & Statement of Consistency.**

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(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?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If “Yes”, enclose a brief explanation with this application.		✓

<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓

<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>✓</p> <p>*See cover letter by McCutcheon Halley Planning</p>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	N/A
State gross floor space of any proposed demolition, in m <sup>2</sup> :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	N/A
State total gross floor space of proposed works in m <sup>2</sup> :	N/A

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

(a) State existing use of land or structure:	Agricultural
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Agricultural
(c) State proposed use(s):	Primarily residential with childcare services.
(d) State nature and extent of any such proposed use(s):	Primarily residential (472 residential units) with creche (642 sqm)
<p>(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:</p> <p style="text-align: center;"><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

## 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?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p style="text-align: center;">✓</p> <p>Through the transfer of 47 no. residential units (i.e. 10% of the total units)</p> <p>*Please see Part V Letter by Cairn</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p style="text-align: center;">✓</p> <p>Details of the calculations &amp; costs are included in the Part V Letter by Cairn</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p style="text-align: center;">✓</p> <p>* See dwg. Ref. 18205-PT5-500-Site-Layout Part V by Meitheal Design Partners Architects</p>	
(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	N/A	

form indicating the basis on which section 96(13) is considered to apply to the development.		
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**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

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

Private Well:

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

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

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

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

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

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

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit: <input type="checkbox"/>	
Watercourse: <input checked="" type="checkbox"/>	
Other (please specify): _____	
<b>(D) Irish Water Requirements:</b>	
Please submit the following information:	
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	<b>Enclosed:</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <small>*See letter from Irish Water dated 21 March 2019 confirming that the submitted designs are in accordance to the Irish Water Standard Details and codes of practice and Report by JB Barry for further details.</small>
(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.	<b>Enclosed:</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <small>*See enclosed Confirmation of Feasibility dated 18 January 2018 and follow up letter from Irish Water dated 21 March confirming that the designs submitted by JB Barry are in accordance with Irish Water Standard Details and codes of practice.</small>
(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.).	<b>Enclosed:</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <small>*See enclosed Infrastructure Report by JB Barry which is in accordance with Irish Water Standard Details and codes of practice.</small>
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <small>*See enclosed Infrastructure Report by JB Barry for further details</small>

<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>* See enclosed Infrastructure Report by JB Barry for further details.</p>
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## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*See Chapter 5A prepared by JB Barry of the submitted EIAR</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> <p>*Not required</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*See Road Safety Audit by JB Barry</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.</p> <p>*Please refer to Drawing Ref. 18205-PLA-017, Rev A (Taken-In-Charge-Layout) by Meitheal Design Partners Architects</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 Cover Letter by McCutcheon Halley Planning

**24. Application Fee:**

(a) State fee payable for application:	<b>€80,000.00</b>
<p>(b) Set out basis for calculation of fee:</p> <p>472 units * €130 = €61,360</p> <p>Creche (642 sqm) * €7.20 sqm = €4,622.40</p> <p>Submission of EIS = €10,000</p> <p>Submission of NIS = €10,000</p> <p><b>Total = €85,982.40</b></p> <p><b>*Total Fee cannot be more than €80,000.00. This limit applies to this SHD Application</b></p>	<p>€130 per unit x 472 units = €61,360</p> <p>PLUS</p> <p>€7.20 per sqm (€32,400 maximum) x 642 sqm (creche) = €4,622.40</p> <p>PLUS</p> <p>Submission of EIS = €10,000</p> <p>PLUS</p> <p>Submission of NIS = €10,000</p> <p><b>= €85,982.40</b></p> <p><b>Limit on Total Fee = €80,000.00</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p><small>*Please see Statement by Meitheal Design Partners Architects</small></p>
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**Declaration**

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant’s control are identical to the application documents being deposited with An Bord Pleanála.

<p>Signed: (Applicant or Agent as appropriate)</p>	
<p>Date:</p>	<p>2 May 2019</p>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Cairn Homes Properties Ltd.
<b>Surname:</b>	
<b>Address Line 1:</b>	7 Grand Canal,
<b>Address Line 2:</b>	Grand Canal Street Lower,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	n/a
<b>Primary Telephone Number:</b>	n/a
<b>Other / Mobile Number (if any):</b>	n/a

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Michael Stanley and Tim Kenny
<b>Company Registration Number (CRO):</b>	552325
<b>Contact Name:</b>	Aidan McLernon Planning & Design Manager
<b>Primary Telephone Number:</b>	01 696 4600
<b>Other / Mobile Number (if any):</b>	086 8263135
<b>E-mail address:</b>	aidan.mclernon@cairnhomes.com

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

<b>First Name:</b>	Tom
<b>Surname:</b>	Halley
<b>Address Line 1:</b>	McCutcheon Halley Planning Consultants
<b>Address Line 2:</b>	6 Joyce House
<b>Address Line 3:</b>	Barrack Square
<b>Town / City:</b>	Ballincollig
<b>County:</b>	Cork
<b>Country:</b>	Ireland
<b>Eircode:</b>	P31 YX97
<b>E-mail address (if any):</b>	thalley@mhplanning.ie
<b>Primary Telephone Number:</b>	021 4208710
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	Mark
<b>Surname:</b>	Dignam
<b>Address Line 1:</b>	Meitheal Design Partners
<b>Address Line 2:</b>	15 Fr. Mathew Quay,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Cork
<b>County:</b>	Cork
<b>Country:</b>	Ireland
<b>Eircode:</b>	T12 X0PR
<b>E-mail address (if any):</b>	mark.dignam@mdparchitects.ie
<b>Primary Telephone Number:</b>	087 233 4417
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	James Donlon
<b>Mobile Number:</b>	086 4669919
<b>E-mail address:</b>	james.donlon@cairnhomes.com

### **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 2001-2017 that exceeds 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 carry out an EIA screening in respect of a proposed strategic housing development.
  
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](http://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](http://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.