



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

Registered Address of Company:	88 Harcourt Street Dublin 2 D02DK18
Company Registration No:	Registration No: 581191

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: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Kosta Kapetangiannis
Firm/Company:	Reddy Architecture and Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City 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:	Lands at Concord Industrial Estate
Address Line 2:	Naas Road
Address Line 3:	
Town/City:	Walkinstown
County:	Dublin 12
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Licence No. AR-0052218 Sheet Ref No. 3327-03/ 3327-05 3262-23 3262-25 3327-04
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:	1.88 ha

Site zoning in current Development Plan or Local Area Plan for the area:	Z14 – Dublin City Council
Existing use(s) of the site and proposed use(s) of the site:	Existing Use – former industrial / warehouse Proposed Use: Mixed Use (BTR Residential and commercial development)

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:			
The applicant has obtained a letter of consent from the owner to carry out the proposed works on the site.			
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.	Silvermount Limited 88 Harcourt Street Dublin 2 D02 DK18 A letter of consent is provided to the applicant and is submitted with this application. Dublin City Council A letter of consent from Dublin City Council Road department is also submitted with the application for upgrades to the public footpath		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [X]		
If the answer is “Yes” above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref. 3760/98	Internal layout alterations including new fire escapes and for change of use of front portion of building from warehouse to motor/warehouse showrooms and for alterations to front elevations.	Grant permission by Dublin City Council 29 th March 1999
Reg. Ref. 2684/00	Change of use of existing first floor storage area to offices and associates work and alterations to existing front elevation	Grant permission by Dublin City Council 20 th November 2000
Reg. Ref. 2715/00	Alterations to east elevation proviously granted under Reg. Ref. 3760/98	Grant permission by Dublin City Council 20 th November 2000
Reg. Ref. 2956/00	New mezzanine floor and alterations to front elevation previously permitted under Reg. Ref. 3760/98	Grant permission by Dublin City Council 14 th December 2000
Reg. Ref. 4105/00	Alterations to front elevation previously permitted under Reg. Ref. 2956/00	Grant permission by Dublin City Council 22 nd March 2001

Reg. Ref. 0479/01	Alterations for the North and East elevations and revised subdivision, previously granted under Reg .Ref. 2715/00 and Reg. Ref. 3760/98	Grant permission by Dublin City Council 28 th May 2001
Reg. Ref. 4368/04	Retention permission for the change of use of part warehouse / showrooms / office unit to car showroom, new mezzanine level containing ancillary office aspace, demolition of existing reception, toilet and office area, alterations to front elevation and new signage.	Permission granted by Dublin City Council 29 th November 2004
Reg. Ref. 1922/05	Retention permission is sought for the change of use of part of warehouse / office unit to car showroom; new mezzanine level containing ancillary office space; demolition of existing reception; toilet and office areas; alterations to front elevation and new signage	Permission granted by Dublin City Council on 15 th June 2005
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):		
<p>Permission granted by Dublin City Council for the following:</p> <p>Reg. Ref. 4244/15 Reg. Ref. 2438/17 Reg. Ref. 2875/17 Reg. Ref. 3940/17 Reg. Ref. 2203/18 Reg. Ref. 2319/18 Reg. Ref. 2176/18 Reg. Ref. 4312/09 Reg. Ref. 3636/04</p>		

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] 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: [<input type="checkbox"/>] 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.

See attached Sheet

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [X] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [X] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHDPAC0017/17
Meeting date(s):	10 th October 2018 27 th August 2018 18 th June 2018 7 th December 2017
(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-303506-18
Meeting date(s):	Monday 4 th March 2019
(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:	
The following prescribed bodies were notified of the application: 1. Irish Water 2. National Transport Authority 3. Transport Infrastructure Ireland 4. The Dublin City Childcare Committee 5. HSA	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
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If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	The Irish Daily Mail 2 nd May 2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	3 rd May 2019
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: [X] No: []
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [X] No: []
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [] No: [X]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [X] No: []
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing	

<p>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>	<p>Yes: [X] No: [] N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>1. Irish Water 2. National Transport Authority 3. Transport Infrastructure Ireland 4. The Dublin City Childcare Committee</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>3rd 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: [] 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: [X]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</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: [X] No: [] N/A: []</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>
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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: [] No: [X]</p>
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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		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	104	4,154
1-bed	136	6,836
2-bed	252	19,964
3-bed		
4-bed		
4+ bed		
Total	492	30,954

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

(b) State total number of residential units in proposed development:	492
(c) State cumulative gross floor space of residential accommodation, in m ² :	42,755 sq.m.

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	
Creche (76-127 no. childcare spaces based on 3-5 sq.m. per child)	382 sq.m.
Medical Centre	517 sq.m.
Shared office	716 sq.m.
Car Showroom	350 sq.m.
Shop	146 sq.m.
Shop/ Convenience Store	437 sq.m.
Café / Restaurant	459 sq.m.
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	3,347 sq.m.
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	46,102 sq.m.
(d) Express 15(b) as a percentage of 15(c):	7.3%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X

<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</p> <p>Schedule of documentation attached in cover letter</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 :	5,810 sq.m.
State gross floor space of any proposed demolition, in m ² :	5,810 sq.m.
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	46,102 sq.m.

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

(a) State existing use of land or structure:	Warehouse / industrial uses formerly used as car showrooms, gym and car repairs
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Car Showrooms
(c) State proposed use(s):	“Build To Rent” Residential use and commercial use comprising of medical centre, shop, café / restaurant, co working space, car showroom, creche, shop convenience
(d) State nature and extent of any such proposed use(s):	As above

(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	
(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— (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	Please find enclosed Part V details	
(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	Please find enclosed	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(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.		
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20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [X]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [X]</p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/> []</p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [X]</p> <p>(b) Public Sewer: <input checked="" type="checkbox"/> [X]</p> <p>Conventional septic tank system: <input type="checkbox"/> []</p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/> [X]</p>

Soakpit: <input type="checkbox"/>	
Watercourse: <input type="checkbox"/>	
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"/>
(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 type="checkbox"/> No: <input type="checkbox"/>
(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 type="checkbox"/> No: <input type="checkbox"/>
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/>
(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 type="checkbox"/> No: <input checked="" type="checkbox"/>

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [X] No: []
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [X] No: []
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Public footpaths to be taken in charge as per the Dublin City Council letter of consent map.	

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 find enclosed sperate schedules of drawings and cover letter of all documentation submitted

24. Application Fee:


(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Maximum fee calculation
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [X] No: []
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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.

Signed: (Applicant or Agent as appropriate)	
Date:	3 rd May 2019

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	Simon Wagner and Padraig Kehoe
Director(s):	
Company Registration Number (CRO):	581191
Contact Name:	Padraig Kehoe
Primary Telephone Number:	
Other / Mobile Number (if any):	0872497992
E-mail address:	Padraig.kehoe@development8.ie

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

First Name:	Stephanie
Surname:	Byrne
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 ND61
E-mail address (if any):	sbyrne@johnspainassociates.com
Primary Telephone Number:	01-6625803
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Kosta
Surname:	Kapetangiannis
Address Line 1:	Reddy Architecture and Urbnism
Address Line 2:	Dartry Mills
Address Line 3:	
Town / City:	Dartry
County:	Dublin 6
Country:	Ireland
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	01-4987000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Stephanie Byrne - John Spain Associates</u>
Mobile Number:	<u>01-6625803</u>
E-mail address:	<u>sbyrne@johnspainassociates.com</u>

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.

Question 9:**Location of proposed development:**

The subject site is located on lands at Concorde Industrial Estate, Naas Road, Dublin 12

Area of site : 1.88 hectares

Brief description and nature of development (no. of houses, student units, combined number of bed spaces etc):

The proposed development comprises of the demolition of the existing single storey industrial building (8,660 sq.m.) on the site and the construction of a "Build to Rent" Residential and commercial development on lands at Concorde Industrial Estate (1.88ha), Naas Road, Dublin 12.

The proposed development comprises of 492 no. residential units comprising of 104 no. studios, 136 no. 1 beds and 252 no. 2 beds. The proposed development includes the provision of communal residential facilities such as concierge, resident lounge, shared winter gardens, shared work space, meeting rooms, events spaces and external residential courtyards and all associated resident support facilities to accompany the "Build to Rent" development.

The development also includes the provision of 3,347 sq.m. commercial uses comprising of shop, shop (convenience), café, restaurant, medical centre, car showroom, shared office and creche. The proposed development also accommodates 200 no. car parking spaces at basement level and 38 no. at surface level including 10 car club spaces, 516 no. bicycle spaces, 258 no. cycle parking spaces at basement level and 234 no. cycle spaces at surface level within the courtyards to serve the residential units with a further 24 no. surface level visitor spaces to serve the commercial uses, plant rooms, refuse storage, public open space, landscaping, SUDS drainage, and all associated site development works necessary to facilitate the development.

The application includes an Environmental Impact Assessment Report.

Mix:

104 no. studios, 136 no. 1 beds and 252 no. 2 beds (21 no. 3 person and 231 no. 4 person)

Other proposed uses and gross floor areas:

Commercial development – 3,347 sq.m.

Proposed demolition gross floor area:

Existing building 5,810 sq.m.

Total gross floor space:

46,102 sq.m. excluding basement (7,508 sq.m. Basement)

Housing density:

262 unit per hectare for subject site

Plot ratio: 2.45

Site coverage: 31%

Building heights: Predominantly 8 no. storeys (24m) stepping down to 6 no. storeys (18m) and 4 no. storeys (12m) to the south

Public and private open space provision

Public Open Space: 2,901 sq.m. including children's play area

Communal Open Space: 4,922 sq.m.

Parking provision:

200 no. car parking spaces at basement level and 38 no. at surface level including 10 no. car club spaces

Cycle Parking:

516 no. in total (258 at basement level and 234 no. at surface level within the courtyards to serve the residential units and 56 no. surface level visitor spaces to serve the commercial uses

% of gross floor area (resi to other uses) : 93% Residential

Stephanie Byrne

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Wednesday 1 May 2019 16:31
To: Stephanie Byrne
Subject: EIA Portal Confirmation Notice Portal ID 2019066 Development Ocht Limited

A Chara,

An EIA Portal notification was received on 01/05/2019 in respect of this proposed application.

The information provided has been uploaded to the EIA Portal on 01/05/2019 under EIA Portal ID number **2019066** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1> .

Portal ID: 2019066

Competent Authority: An Bord Pleanála

Applicant Name: Development Ocht Limited

Location: Former Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12.

Description: Demolition of existing buildings on the site and construction of 492 no. "Build To Rent" Residential units and 3,347 sq.m. commercial use comprising of creche, shop, shop(convenience) shared office, cafe/ restaurant, car showroom and medical centre

Linear Development: no

Date Uploaded to Portal: 01/05/2019

Regards

Morgan

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

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Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú.

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