

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

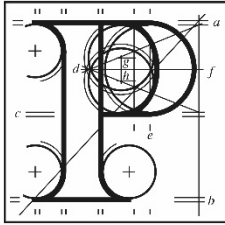
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Wolfe Tone House, Father Griffin Road, Galway, H91 PW72
Company Registration No:	635164

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

Name:	Pamela Harty, (B.A, MSc, MIPI) MKO Ltd, Tuam Road, Galway. H91 VW84
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:	Martin Donnelly
Firm/Company:	Henry J Lyons Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Galway 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:	Former Crown Equipment Site
Address Line 2:	Junction of Monivea Road and Joyces Road
Address Line 3:	
Town/City:	Mervue
County:	Galway
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS Digital Download Licence 121010 Grid Reference: M 31942 26872
<p>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.</p> <p>Red Line Boundary Enclosed as CAD file</p>	

Area of site to which the application relates in hectares:	5.1 ha (51,148 sqm)
Site zoning in current Development Plan or Local Area Plan for the area:	The subject site is zoned 'Commercial Industrial (CI) within the <i>Galway City Development Plan 2017-2023</i> . See Section 6.4.1 of the enclosed 'Planning Report and Statement of Consistency' for further details.
Existing use(s) of the site and proposed use(s) of the site:	<p>The site is currently excavated through rock to a structural formation level as a result of works that begin under PI. Ref. 06/223; ABP Ref PI. 61.220893. However, development was put on hold and the site is currently boarded up. The permitted Phase I development is due to commence on site in the short term.</p> <p>The proposed use of the site involves a residential scheme comprising of 288 no. apartments and amenity accommodation, a commercial scheme to include a leisure/fitness facility, a neighbourhood facility, public realm and landscaping works, a double basement and all associated site development and servicing works.</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
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The landscaping proposals along the Monivea Road are located in part of Folio GY39894 which is within the ownership of Galway City Council. A letter of consent from Galway City Council is included with the application.</p>			
<p>State Name and Address of the Site Owner:</p> <p>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.</p>	<p>Galway City Council, College Road, Galway, H91 F798</p>		

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála

<p>PI. Ref 18/363</p>	<p>Planning permission sought by Crown Square Developments Ltd. For a ten-year permission for a mix-use development located at the former Crown Equipment site, at the junction of Monivea Road and Joyces Road, Mervue, Galway. The proposed development comprises Phase 1 of a mixed use scheme and forms part of a larger landholding which extends to 51,148 sqm in total. The development consists of:</p> <ol style="list-style-type: none"> 1. 5 no. blocks of commercial offices which range in height from 3-6 stories over ground floor level (40,405 sqm). 2. A hotel development with 5 floors over ground floor level, comprising 175 no. bedrooms, conferencing facilities and restaurant/bar areas (8,675 sqm.) 3. A double basement which includes a 'high bay' area for service, delivery and waste management vehicles; in addition to the provision of plant, car and bicycle parking, changing/shower areas and locker/amenity facilities (62,175 sqm), incorporating alterations to the existing structures on site permitted under PI. Ref. 06/223 / ABP. Ref. PI 61.220893. 4. Public realm and landscaping works, including pedestrian and cyclist linkages. 5. The provision of vehicular access/egress via Monivea Road and Joyces Road, public transport set-down areas and cycle lanes 6. The provision of substations and associated ancillary works 7. All other associated site development and servicing works. 	<p>Planning permission granted on the 10th May 2019 subject to 27 no. conditions</p>
<p>PI. Ref. 12/277</p>	<p>Extension of duration on PI. Ref 06/223 was granted unconditionally until 12/09/2017</p>	<p>Granted. This permission has now expired</p>

<p>Pl. Ref. 08/580</p>	<p>Permission for the construction of ESB Substations and associated Meter Switch Rooms at the previously approved Crown Square Development Site (Pl. Ref. No. 06/223) A total of 7 no. ESB substations with associated Meter Switch Rooms are proposed which amount to 253 sqm gross floor area. These are to be positioned in four different locations on site as follows; (a) Substations No.'s 1 & 2 are to be located at the south eastern corner of the site adjacent to Monivea Road, (c) SubstationNo.'s 4 & 5 are to be along the Monivea road and (d) Substation No.'s 6 & 7 are to be positioned to the south western corner of the site near the junction of Joyces Road/Old Monivea Road.</p>	<p>Permission granted subject to 3 conditions</p>
<p>Pl. Ref. 06/223 ABP Ref. PI 61.220893</p>	<p>Redevelopment of site consisting of construction of a mixed-use development consisting of bulky goods retail, offices, 140 no. residential units, motor sales, hotel, leisure centre, creche, foodcourt with some small scale retail uses for local needs along with ancillary parking and all associated landscaping, site works and services.</p>	<p>Permission granted with consitions on the 20/08/2007</p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [] No: [X]</p>
<p>If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [] No: [X]</p>
<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):</p>		
<p></p>		
<p>Is the applicant aware of the site ever having been flooded?</p>		<p>Yes: [] No: [X]</p>
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p>		

Please see enclosed **'Site Specific Flood Risk Assessment'** enclosed within **Appendix 7-2 of the EIAR'**

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If the answer is "Yes" above, please give details:

The site was previously used as the Former Crown Equipment Site

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 Phase II development will consist of:

1. A residential scheme comprising 288 no. apartments and amenity accommodation with a gross floor area of 32,379 sqm, which will include:
 - Block G (104 no. units); Block H (136 no. units) and Block J (48 no. units).
 - 75 no. one-beds (26%); 185 no. two-beds (64.2%); and 28 no. three-bed units (9.7%)
 - Ancillary residential amenity areas (1,275 sqm).
 - Block G extends to eight-storeys, Block H extends to seven-storeys and Block J extends to five-storeys.
 - External balconies are provided on all elevations.
2. A commercial scheme with a cumulative gross floor area of 4,096 sqm, which will include:
 - A neighbourhood facility comprising a restaurant (500 sqm), café (50 sqm), local convenience store (225 sqm), a pharmacy (200 sqm), 5 no. retail/commercial units (797 sqm in total), a crèche (310 sqm)
 - A fitness/leisure facility (1,140 sqm); and
 - A medical centre (655 sqm).
3. Public realm and landscaping works, including pedestrian and cyclist linkages.
4. Vehicular access to the double basement permitted under PI Ref 18/363 and the allocation of 288 no. car parking spaces located on the lower basement level to service the residential units. Visitor car parking will be provided on the upper basement level and will be managed in accordance with an Operational Management Plan and a Mobility Management Plan.
5. The provision of a dedicated cyclist ramp and 733 no. secure bicycle parking spaces located in the upper basement permitted under PI Ref 18/363 (comprising 529 no. residential; 144 visitor parking and 60 no. bicycle parking spaces to service the neighbourhood facility).
6. All other associated site development, plant and servicing works.

7. The application will be supported by an Environmental Impact Assessment Report and a Natura Impact Statement.	
Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(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:	Not Applicable
Meeting date(s):	<ul style="list-style-type: none"> • Traffic Meeting with Galway City Council on the 14th August 2018 • Section 247 Pre-Planning Meeting with Galway City Council on the 4th September 2018 • Stage 1 SHD Meeting with Galway City Council on the 15th November 2018 • Part V Meeting Galway City Council on the 11th December 2018 • Traffic Meeting held with Galway City Council on the 23rd January 2019 • Stage 2 SHD Tripartite Meeting with Galway City Council and An Bord Pleanála held on the 18th April 2019
(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. Ref 303961-19
Meeting date(s):	Tripartite meeting with An Bord Pleanála and Galway City Council on the 18 th April 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:

Please see Section 4 of the enclosed 'Planning Report and Statement of Consistency'

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Galway City Tribune dated 12 th of July
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: 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:	12 th July 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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see enclosed 'Environmental Impact Assessment Report'
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see enclosed ‘Natura Impact Statement’</p>
<p>(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?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(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>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. National Transport Authority 2. Transport Infrastructure Ireland 3. Minister for Culture, Heritage and the Gaeltacht 4. Heritage Council 5. An Taisce 6. Irish Water 7. Galway City Childcare Committee
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>12th July 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?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see section 6.4.1 of the 'Planning Report and Statement of Consistency' for further details.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Section 6.4.1 and Section 7 of the 'Planning Report and Statement of Consistency'</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] See Section 6.2 of the 'Planning Report and Statement of Consistency'</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>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see the enclosed 'Statement of Response'</p>

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A</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		
1-bed	75 No.	
2-bed	185 No.	
3-bed	28 No.	
4-bed		
4+ bed		
Total	288 No.	32,379 sqm

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:	288 No.
(c) State cumulative gross floor space of residential accommodation, in m ² :	32,379 sqm

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
Ancillary – Restaurant (500 sqm) Coffee Shop (50sqm) Convenience Store (225sqm) Pharmacy (200sqm) Other Plaza Level 2 x units (337sqm) Other Ground Floor Level 3 x units (460 sqm) Creche (310 sqm)	2082 sqm
Fitness/Leisure – Gym (1090 sqm) Plant (50 sqm)	1,140 sqm
Medical Centre	655 sqm
Other Ancillary (service Access, lift access, Service Shaft, vent shaft)	219 sqm
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 :	4,096 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	32,379 sqm
(d) Express 15(b) as a percentage of 15(c):	89% Residential 11% Ancillary

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?	<p style="text-align: center;">X</p> <p>Please see Section 7 of the ‘Planning Report and Statement of Consistency’ ‘Planning Drawings’ and the ‘Architectural Design Statement’ for details</p>	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<p style="text-align: center;">X</p> <p>Please see Section 5 of enclosed ‘Planning Report and Statement of Consistency’ ‘Planning Drawings’ and the ‘Architectural Design Statement’ for details</p>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<p style="text-align: center;">X</p> <p>Please see Section 5 of the enclosed ‘Planning Report and Statement of Consistency’ and ‘Planning Drawings’ for details</p>	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	<p style="text-align: center;">X</p>	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<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>		X
<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>		X
<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>		X

<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>		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>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>X Please see enclosed 'Statement of Response'</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 :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
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 :	51,148 sqm

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

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" 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?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>See section 5.13 and Appendix 6 of the ‘Planning Report and Statement of Consistency’</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>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p style="text-align: center;">X</p> <p>See drawings included in Appendix 6 of the ‘Planning Report and Statement of Consistency’</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 form indicating the basis on which section 96(13) is considered to apply to the development.		X
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20. Water Services:

(A) Proposed Source of Water Supply:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></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>Please see enclosed 'Engineering Planning Report Stage 3' for details</p>
(B) Proposed Wastewater Management / Treatment:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></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>Please see enclosed 'Engineering Planning Report Stage 3' for details</p>

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: []

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

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.

Enclosed:

Yes: [] No: []

Please see **Appendix C and D** of the **Engineering Planning Report** which includes correspondence from Irish Water

(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: [] No: []

(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: [] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

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

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See enclosed Outline Mobility Management Plan</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See enclosed Stage 1 Road Safety Audit</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 type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</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.

24. Application Fee:

<p>(a) State fee payable for application:</p>	<p>€80,000</p>
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<p>(b) Set out basis for calculation of fee:</p>	<p>HA1A: €130.00 (Fee per unit/sqm) x 288 no. units = €37,440)</p> <p>HA1B: €7.20 X 4,096 = €29,491.2</p> <p>(Maximum Fee Payable= €32,400.00</p> <p>HA2: Submission of EIAR = €10,000.00</p> <p>HA3: Submission of NIS = €10,000.00</p> <p>Total Cost: €86,891.20</p> <p>Maximum Fee cannot be more than €80,000.</p> <p>Therefore Overall Fee is €80,000.00</p>
<p>(c) Is the fee enclosed with the application?</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>See enclosed cheque</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 www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please see enclosed 'Architectural Design Statement'</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.

Signed: (Applicant or Agent as appropriate)	 Pamela Harty, Project Planner, MKO Ltd., Tuam Road, Galway, H91 VW84 (Planning Agents)
Date:	12 th July 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	Padraic and Sandra Rhatigan
Director(s):	
Company Registration Number (CRO):	635164
Contact Name:	
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	

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

First Name:	Pamela
Surname:	Harty
Address Line 1:	MKO Ltd.
Address Line 2:	Tuam Road
Address Line 3:	
Town / City:	
County:	Galway
Country:	Ireland
Eircode:	H91 VW84
E-mail address (if any):	pharty@mkoireland.ie
Primary Telephone Number:	091 735611
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Martin
Surname:	Donnelly
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Address Line 3:	
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County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	Martin.donnelly@hjlyons.com
Primary Telephone Number:	01 8883333
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Pamela Harty MKO. Ltd. Planning and Environmental Consultants Ltd. (Planning Agent)
Mobile Number:	091 735611
E-mail address:	pharty@mkoireland.ie

