

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

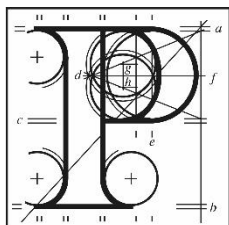
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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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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 Limited
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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:	Brenda Butterly McGill Planning Limited
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:	Immacolata Di Francesco
Firm/Company:	McCrosson O'Rourke Manning Architects (MCORM)

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council (A small area of the site is in Fingal County Council administrative area)
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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:	Parkside 4
Address Line 2:	Parkside Boulevard
Address Line 3:	
Town/City:	
County:	Dublin 13
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	License No. AR0050119 Centre Point Coordinates: ===== X,Y= 721870.9459,741373.0825 Reference Index: ===== Map Series Map Sheets 1:2,500 3065-C 1:2,500 3065-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:	3.17 ha

Site zoning in current Development Plan or Local Area Plan for the area:	Z14 (Strategic Development and Regeneration Areas) - To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and 'Z6' would be the predominant uses.
Existing use(s) of the site and proposed use(s) of the site:	Currently vacant. It had previously temporary permission for Education use

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:			
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.	Cairn Homes Properties Limited 7 Grand Canal Street Lower, Dublin 2		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [X] No: []		
If the answer is "Yes" above, identify the lands and state the nature of the control involved: Please see enclosed Ordinance Survey map. Cairn Homes Properties Limited own/ developed much of the land to the south of Parkside Boulevard			

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. 4195/17	RETENTION: Retention of existing Primary School buildings and additional temporary classrooms. The site works to the school grounds will consist of provision of cycle storage, bin stores, ballcourts, project gardens, landscaping and boundary treatment and all other associated site development works. The works to the remainder of the site consist of the provision of ESB sub station, 36 car parking spaces, drop-off and pick up facilities and new access road.	Granted by Dublin City Council on 20 th February 2018
Reg. Ref. 3192/14	Permission for the construction of a two storey temporary 2 classroom pre-fabricated unit located to the east of the existing two storey school and all associated site works.	Granted by Dublin City Council on 3 rd November 2014

Reg. Ref. 3283/13	RETENTION: Retention of existing Primary school buildings consisting of 2 No two storey 8 Classroom buildings, 2 No single storey 2 Classroom buildings along with support teaching spaces and ancillary accommodation with a total combined floor area of C. 2550sqm, on a site C. 0.93 Hectares. The site works to the school grounds will consist of provision of cycle storage, bin stores, ballcourts, project gardens, landscaping and boundary treatment and all other associated site development works. The works to the remainder of the site consist of the provision of ESB sub station, 36 car parking spaces, drop-off and pick up facilities and new access road.	Granted by Dublin City Council on 30 th July 2014
Reg. Ref. 1261/08	Permission for temporary primary school building comprising of 2 no. two storey 8 classroom buildings teaching spaces and ancillary accommodation with a total combined floor area of c.2114sqm, on a site c.0.79hectares located to the South of the Castlemoyne residential development, West of the Hole in the Wall Road, East of the St Samsons Court residential development and North of the new Belmayne internal east west distributor road, Balgriffin, Dublin 13. The site works to the school grounds will consist of the provision of cycle storage, bin stores, ballcourts, project gardens, landscaping and boundary treatment and all other site development works. The works to the remainder of the site consist of the provision of ESB sub station, 32 car parking spaces, drop-off and pick-up facilities and new access road.	Granted by Dublin City Council on 9 th April 2008
Reg. Ref. 1359/07	Permission for an amendment to phasing in an approved development of 2820 dwellings. The application seeks to amend planning permission reg ref 0354/02 (PL29N131019), 4004/04 and Condition No 3 (b) of 4315/03 (PL29N.207192) in order to include cell nos P13 P 14 P15 and Cell P 16 consisting of 101 houses and 40 apartments in the current approved phase of development in lieu of Cell P4 consisting 189 approved apartments.	Granted by Dublin City Council on 26 th April 2007

Reg. Ref. 3511/06	Kitara Ltd is applying to Dublin City Council for planning permission for revision to previously approved scheme (reg ref 4315/03 & Bord Pleanala ref: PL.29N.207192); comprising entrance feature walls, incorporating development name, security kiosk and illumination located between cell P12 and cell P13 at junction with Parkside Boulevard on 36.6ha (90.4 acres) Site at Balgriffin Park, Dublin 17, bounded by, Malahide Road to the west, Mayne River to the north, Grange Road extension to the south and Hole In The Wall Road to the east.	Granted by Dublin City Council on 18 th September 2006
Reg. Ref. 2029/06	Catara Ltd. is applying for planning permission for revision to previously approved scheme (reg ref: 4315/03 & Bord Pleanala Ref: PL.29N.207192); comprising new 23sqm ESB Sub Station and Utilities room located at ground floor level at the north west corner of cell P11 and located within approved residential units J/J1/H/K/G on 36.6 ha (90.4acres) site at Balgriffin Park, Dublin 17 bounded by, Malahide Rd To The West, Mayne River To The North, Grange Road extension to the South and Hole in the Wall Road to the East.	Granted by Dublin City Council on 14 th June 2006
Reg. Ref. 0354/02 ABP Ref. 0354/02	The Shannon Group are applying for a mixed development comprising: 130 no.3 and 4 bedroom houses,136 no. two three bedroom duplex units, 363 no. one two three bedroom apartments, 2 no. reserved sites for creche facilities of 466sqm each, 2961 sqm of ground floor retail/commercial uses with alternative live/work; uses, Ancillary active and passive Public Open Space will be provided in the form of a central landscaped square and a financial contribution towards the first stage redevelopment of Fr. Collins Park plus the first stage of a linear Public Open Space incorporating storm water attenuation lake south of the Mayne River...	Granted by Dublin City Council on 19 th December 2002 An Bord Pleanála Granted permission on 18 th July 2003
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
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: [X] No: []

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):

**ABP Reg Ref 304448-19 and DCC Reg Ref 2295/19
Planning permission was granted by ABP for the demolition of the existing buildings and the construction of 60 apartments in a 3 to 6 storey block on the 18th September 2019.**

Is the applicant aware of the site ever having been flooded?

Yes: No:

If the answer is "Yes" above, please give details e.g. year, extent:

Please see enclosed Site Specific Flood Risk Assessment (SSFRA). The OPW floodmaps.ie report for the area highlighted previous flood events relating to the Mayne River including one event in Balgriffin Park in June 1993; however any recorded flooding in the vicinity of the site appears to have been confined within the floodplain embankments. This is addressed in the SSFRA by DBFL and in the design and layout proposed by DBFL and MCORM

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:

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 proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sqm) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces. The proposed development provides for the continuation and completion of the Mayne River Linear Park as well as public open space and communal open spaces between the buildings. Vehicular access is from Parkside Boulevard. Pedestrian and cycle access are from Mayne River linear Park, Balgriffin Road and Parkside Boulevard. All associated site development works (including site re-profiling), landscaping, boundary treatments and services provision including ESB substations.

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

Please see drawing pack by MCORM

Enclosed:

Yes: [X] No: []

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

Please see Proposed Site Plan Layout by MCORM

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:	Dublin City Council: SHDPAC0008/18 Fingal County Council: 24633
Meeting date(s):	Dublin City Council: 26 th February 2019 Fingal County Council: 26 th June 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:	304387
Meeting date(s):	13th June 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:	

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: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 10 th October 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:	11 th October 2019
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Site notice locations are shown on the Site Location Map.</p>	
(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: [] See Appendix 4 below.
(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: [X] No: []
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [X] No: []
(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 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?	Yes: [X] No: [] N/A: [] Note: Some prescribed authorities requested soft copy only. Please see enclosed letters.

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Fingal County Council (2 copies) Irish Water Inland Fisheries Transport Infrastructure Ireland National Transport Authority Irish Aviation Authority Dublin Airport Authority</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>11th October 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: [] 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 proposed strategic housing development is consistent with the relevant objectives of the relevant development plan: Please see the Statement of Consistency</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: Please see the Statement of Consistency</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: Please see the Statement of Consistency</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</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 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: Please see the Statement of Consistency</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</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>

statement setting out any changes made to the proposals in consequence. Please see the Statement of Response to An Bord Pleanála Opinion	
(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. Please see the Statement of Response to An Bord Pleanála Opinion and also the List of Enclosures in Appendix 1 below.	Enclosed: Yes: [X] No: [] N/A: []

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? Please see the Material Contravention Statement	Enclosed: Yes: [x] No: []
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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 m ²
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	94	5194.44
2-bed	175	14384.05
3-bed	13	1500.71
4-bed	-	-
4+ bed	-	-
Total	282	21079.2

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:	282
(c) State cumulative gross floor space of residential accommodation, in m ² :	26854 (26,579sqm + 275 sqm (residential basement storage))

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
Concierge, media suite, gymnasium	530
Bin stores, bike stores, plant rooms	1159.5
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 :	1689.50 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	28543.5 sqm
(d) Express 15(b) as a percentage of 15(c):	5.9%

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? Please see the Schedule of Accommodation by MCORM and the Planning Report by McGill	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	X	

<p>permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p> <p>Please see the Schedule of Accommodation by MCORM and the Planning Report by McGill</p>		
<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> <p>Please see the Architect's Design Statement by MCORM and the Planning Report by McGill</p>	X	
<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> <p>Please see DBFL and SEHA Reports.</p>	X	
<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> <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>		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>See List of Enclosures in Appendix 1 below</p>	X	

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 :	N/A

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

(a) State existing use of land or structure:	Vacant site
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Previous temporary permission for education (2 primary schools in portacabins)
(c) State proposed use(s):	Residential and open space in line with the LAP.
(d) State nature and extent of any such proposed use(s):	4 blocks of 3 – 7 storey over basement apartment blocks with public and communal open spaces
<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 checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p> <p>Please see the enclosed drawings by MCORM</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	
(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— <div style="margin-left: 40px;"> (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 </div>	X	
<div style="margin-left: 40px;"> (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 </div>	X	
<div style="margin-left: 40px;"> (iii) a layout plan showing the location of proposed Part V units in the development? </div>	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.		

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:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:	
<p>Please submit the following information:</p> <p>(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.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
<p>(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. Please see letter dated 15 August 2019 in Appendix 2 below</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
<p>(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.). Please see letter dated 20 September 2019 in Appendix 3 below</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
<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>Enclosed:</p> <p>Yes: [] No: [X]</p>

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>Please see Traffic and Transport Assessment prepared by DBFL</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p>Please see Mobility Management Plan by DBFL</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</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:</p> <p>Yes: [] No: [X]</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: [X] No: []</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Please see Taking in Charge – Site Plan Layout drawing by MCORM</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>See List of Enclosures in Appendix 1</p>

24. Application Fee:

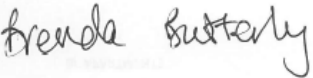
(a) State fee payable for application:	€68,828
(b) Set out basis for calculation of fee:	HA1A: €130 x 282 units = €36,660 HA1B: €7.20 x 1690 = €12,168 HA2: €10,000 HA3: €10,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

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 Please see the Architect's Design Statement by MCORM	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:	11 th October 2019

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Cairn Homes Properties Limited
Surname:	
Address Line 1:	7 Grand Canal
Address Line 2:	Grand Canal Street Lower
Address Line 3:	
Town / City:	Dublin
County:	Dublin 2
Country:	
Eircode:	D02 KW81
E-mail address (if any):	
Primary Telephone Number:	(01) 696 4600
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Michael Stanley, Timothy Kenny
Company Registration Number (CRO):	552325
Contact Name:	Emma Flanagan
Primary Telephone Number:	01 6964600
Other / Mobile Number (if any):	
E-mail address:	info@cairnhomes.com

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

First Name:	Brenda
Surname:	Butterly
Address Line 1:	McGill Planning
Address Line 2:	45 Herbert Lane
Address Line 3:	
Town / City:	Dublin
County:	Dublin 2
Country:	
Eircode:	D02 RR92
E-mail address (if any):	Brenda@mcgplanning.ie
Primary Telephone Number:	01 284 6464
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Immacolata
Surname:	Di Francesco
Address Line 1:	McCrossan O'Rourke Manning
Address Line 2:	1 Grantham Street
Address Line 3:	St. Kevin's
Town / City:	Dublin
County:	Dublin 8
Country:	
Eircode:	D08RC98
E-mail address (if any):	
Primary Telephone Number:	01 478 8700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Brenda Butterly
Mobile Number:	01 284 64 64
E-mail address:	brenda@mcgplanning.ie

APPENDIX 1 – LIST OF ENCLOSURES

Please find below the list of enclosures that are being submitted as part of this Application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- Application Fee Cheque for **€68,828**
- Completed Planning Application Form including:
 - List of Enclosures (Appendix 1 of this form)
 - Irish Water Letter Dated 15th August 2019 Pre Connection Enquiry (Appendix 2 of this form)
 - Irish Water Letter Dated 20th September 2019 Design Submission Response (Appendix 3 of this form)
 - EIAR Portal Confirmation (Appendix 4 of this form)
- Digital copy of application, EIAR and NIS on CD
- Digital copy of CAD file with ITM coordinates
- Statutory Notices
 - Copy of newspaper notice 10/10/2019 submitted to Irish Daily Star
 - Copy of site notices dated 11/10/2019
 - Copy of letter to DCC
 - Copy of letter to FCC
 - Copy of letter to ABP
 - Copy of letter to Statutory Consultees
- McGill Planning Ltd Reports
 - Planning Report
 - Including Part V Pack
 - Statement of Consistency
 - Statement of Response to ABP opinion
 - Including the Response from I.A.A.
 - Material Contravention Statement
 - Creche Audit
 - Community and Social Infrastructure Audit
 - Environmental Impact Statement (EIAR) in 3 volumes – Volume 1 (Main Statement); Volume 2 (Appendices); Volume 3 (Non-Technical Summary).
- Management Reports
 - Construction Waste Management Plan prepared by Traynor Environmental
 - Operational Waste and Recycling Management Plan prepared by Traynor Environmental
 - Treatment of Japanese Knotweed prepared by Cairn Properties Homes Limited
 - Building Life Cycle Report prepared by Cairn Properties Homes Limited
- Architecture – MCORM
 - Architects' Design Statement
 - Schedule of Accommodation (including Housing Quality Assessment)

- And the following drawings:

DRAWING NO.	DRAWING TITLE	SCALE	SIZE	REV
				A
	Site Plans			
PL 000	Site Location Map - Lands in applicant's ownership	1:2500	A1	x
PL 001	Site Location Map	1:1000	A1	x
PL 002	Existing Site Plan	1:500	A1	x
PL 003	Proposed Site Plan Layout	1:500	A1	x
PL 004	Indicative illustration overall Parkside development areas	1:3000	A3	x
	GAs - General Arrangement Plans			
PL 005a	Basement Floor Plan- Sheet 01	1:250	A1	x
PL 005b	Basement Floor Plan- Sheet 02	1:200	A1	x
PL 006a	Ground Floor Plan -Sheet 01	1:250	A1	x
PL 006b	Ground Floor Plan- Sheet 02	1:200	A1	x
PL 007	First Floor Plan	1:200	A1	x
PL 008	Second Floor Plan	1:200	A1	x
PL 009	Third Floor Plan	1:200	A1	x
PL 010	Fourth Floor Plan	1:200	A1	x
PL 011	Fifth Floor Plan	1:200	A1	x
PL 012	Sixth Floor Plan	1:200	A1	x
PL 013	Roof Plan	1:200	A1	x
	Elevation and Sections			
PL 014	Site Context Elevation - Sheet 01	1:200/1:500	A0	x
PL 015	Site Context Elevation - Sheet 02	1:200/1:500	A0	x
PL 016	Site Context Elevations - Sheet 03	1:200	A1	x
PL 017	Site Context Elevations - Sheet 04	1:200	A1	x
PL 018	Site Context Elevation - Sheet 05	1:200	A1	x
PL 019	Site Context Section- Sheet 01	1:200/1:500	A0	x
PL 020	Site Context Section- Sheet 02	1:200/1:500	A0	x
PL 021	Block A - Elevations	1:200	A1	x
PL 022	Block B - Elevations	1:200	A1	x
PL 023	Block C - Elevations	1:200	A1	x
PL 024	Block D - Elevations	1:200	A1	x
	TAKING IN CHARGE			
PL 025	Taking in Charge - Site Plan layout	1:1000	A3	x

- Ecology
 - Bat Assessment 2019 prepared by Bat Eco Services
 - The following documents prepared by Openfield Ecological Services

Document Title
Natura Impact Statement for proposed residential development at Parkside 4, Parkside, Dublin 13.
Screening Report for Appropriate Assessment of residential development at Parkside 4, Parkside, Dublin 13.

- Landscape Architecture – Áit Urbanism and Landscape

Document	No.	Size	Scale	Rev
Overall Landscape Plan	200	A1	400	-
Landscape Plan: Courtyards	201	A1	200	-
Landscape Sections 1 of 2	240	A1	50	-
Landscape Sections 2 of 2	241	A1	50	-
Landscape Report	-	A3	n/a	-

- Engineering - DBFL Consulting Engineers

DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE
190011-1000	Existing Public Transportation Linkages Plan	A1	1:5000
190011-1001	Proposed Public Transportation Linkages Plan	A1	1:5000
190011-2000	Proposed Roads Layout	A1	1:500
190011-2010	Typical Road Construction Details Sheet 1	A1	As Noted
190011-2011	Typical Road Construction Details Sheet 2	A1	As Noted
190011-3000	Drainage Layout	A1	1:500
190011-3001	Basement Drainage Layout	A1	1:500
190011-3002	Pre & Post Development Floodplain Extents	A0	1:500
190011-3003	Cross Sections Through Proposed Floodplain Works Sheet 1	A1	1:250
190011-3004	Cross Sections Through Proposed Floodplain Works Sheet 2	A1	1:250
190011-3005	Catchments & SUDS	A1	1:500
190011-3006	Attenuation Details	A1	As Noted
190011-3007	Watermain Layout	A1	1:500
190011-3011	Typical Drainage Details Sheet 1	A1	1:25
190011-3012	Typical Drainage Details Sheet 2	A1	1:25
190011-REP-001	Infrastructure Design Report	A4	NTS
190011-REP-002	Site Specific Flood Risk Assessment	A4	NTS
190011-REP-003	Construction & Environmental Management	A4	NTS
190011/001	DMURS Design Statement	A4	NTS
Drainage, Highways Engineer			
p190011-RP-D-0003	Traffic & Transport Assessment	A4	NTS
190011-DBFL-RP-D-0004	Mobility Management Plan	A4	NTS

- Ground Investigations Ireland
 - Ground Investigations Report
- SEHA Technical Services Ltd.

N/A	Sustainability Report	A4			2	
N/A	Outdoor Lighting Report	A4			C	

Drg. No.	Drawing Title	Size/ Scale	Revision		
60-01	SITE LIGHTING LAYOUT	A1/ 250	P	P1	P2

- Integrated Environmental Solutions
 - Daylight, Sunlight and Overshadowing Study
- Innovision Ltd.
 - Solar Photovoltaic Glint & Glare Study Aviation Specific (Dublin Airport) including the Response from IAA

APPENDIX 2 – IRISH WATER STATEMENT OF PRECONNECTION ENQUIRY



Fernando Szeliga
Ormond House
Ormond Quay Upper
Dublin 7, Dublin

15 August 2019

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Dear Fernando Szeliga,

**Re: Connection Reference No CDS19006004 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 300 units at Belmayne North, Dublin 13.

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Belmayne North, Dublin 13, Dublin.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the networks, as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water networks can be facilitated.

Water:

The proposed water connection for this development connects to the Irish Water network via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure). Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to:

- identify and procure transfer to Irish Water of the arterial water Infrastructure within the Third Party Infrastructure
- demonstrate that the arterial infrastructure are in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for the additional water demand

New connection to the existing network is feasible without Irish Water network upgrade with above conditions related to the Third Party Infrastructure.

Wastewater:

New connection to the existing network is feasible without upgrade.

Stiúirthóirí / Directors: Cathal Marley (Chairman), Eamon Gallen, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

IWH-P-BUS

REV008

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services. All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Zivanovic Byrne from the design team on 01 89 25991 or email mzbyrne@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

APPENDIX 3 – IRISH WATER STATEMENT OF DESIGN ACCEPTANCE



Cairn Homes Construction Ltd.,
c/o Fernando Szeliga,
7 Grand Canal,
Grand canal Street Lower,
Dublin
D02 KW81

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

20 September 2019

**Re: Design Submission for Belmayne North, Dublin 13 (the "Development")
(the "Design Submission") / Connection Reference No: 9157570868**

Dear Fernando Szeliga,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Donal O'Dwyer
Phone: (022) 54606
Email: dodwyer@water.ie

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Cathal Marley (Chairman), Eamon Gallen, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

WATERBUS

REV008

APPENDIX 4 – EIAR PORTAL CONFIRMATION

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Wednesday 9 October 2019 10:54
To: Brenda Butterly <Brenda@mcgplanning.ie>
Subject: EIA Portal Confirmation Notice Portal ID 2019167 Cairn Homes Properties Limited

A Chara,

An EIA Portal notification was received on 09/10/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 09/10/2019 under EIA Portal ID number 2019167 and is available to view at

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

Portal ID: 2019167

Competent Authority: An Bord Pleanála

Applicant Name: Cairn Homes Properties Limited

Location: Parkside 4, Parkside Boulevard, Dublin 13

Description: The proposed development will comprise a residential scheme 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys in height, the continuation of the Mayne River Linear Park and all associated development works.

Linear Development: No

Date Uploaded to Portal: 09/10/2019

Aisling

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, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie