

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

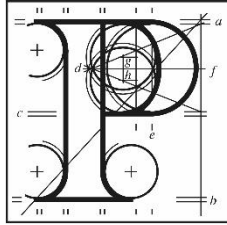
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	138 Robinson Road #30-01 Oxley Tower Singapore 068906
Company Registration No:	201005612G

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

Name:	Jim Keogan, McCutcheon Halley Planning Consultants, Kreston House, Arran Quay, D07 K271.
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:	Séamus Guidera
Firm/Company:	RKD Architects Limited, Northumberland Road, Ballsbridge, Dublin 4.

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 to the Rear of Connolly Station
Address Line 2:	Connolly Station car park
Address Line 3:	Sheriff Street Lower
Town/City:	Dublin 1
County:	Dublin
Eircode:	D01 V6V6
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3264-01 – Rev 30/03/2016 3264-02 – Rev 30/03/2016 3198-21 – Rev 30/03/2016 3198-22 – Rev 30/03/2016 ITM Centre PT Coordinates: 7716804, 734964
<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>Subject site is submitted in .dwg format as requested.</p>	
Area of site to which the application relates in hectares:	2.884 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Zoning Objective Z5 – City Centre
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing - Car park and uses ancillary to CIE and Connolly Train Station.</p> <p>Proposed – Residential, Residential support amenities, Retail, Commercial and Community uses.</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
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Oxley Holdings Limited have secured the development rights from the landowners, CIE, under a lease arrangement.			
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.	CIE Group Property Management, Curzon House, 35 Lower Abbey Street, Dublin 1. Signed letter of consent as received from CIE is submitted with this application.		
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: []
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.	

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
2863/11	Mixed use development of 81,538 sqm containing residential (106 units), office, leisure and community.	10-year permission granted with conditions
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: [] No: [X]
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):		
N/A		
Is the applicant aware of the site ever having been flooded?		Yes: [] 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: [X] No:[]
If the answer is "Yes" above, please give details: The site currently contains in excess of approximately 7m of made ground accumulated over a number of years from the operation of Connolly Station.		

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The development will consist of;

- i. the demolition of 4 no. structures with a combined gross floor area of 3,028sq.m;
- ii. the construction of 741 no. Build to Rent (BTR) residential units in 8 no. apartment blocks ranging in height from 4 storeys to 23 storeys with lower height buildings located adjacent to the northeast and east site boundaries, with a cumulative gross floor area of 68,535sq.m comprising;
 - a. Block B1 (maximum building height 54.917m, total gross internal floor area 11,260sq.m, Apartment Mix: Studio: 25, 1-bed: 37, 2-bed: 51);
 - b. Block B2 (maximum building height 54.917m, total gross internal floor area 10,831sq.m, Apartment Mix: Studio: 20, 1-bed: 35, 2-bed: 51,);
 - c. Block B3 (maximum building height 51.767m, total gross internal floor area 9,766sq.m, Apartment Mix: Studio: 22, 1-bed: 60, 2-bed: 27, 3-Bed: 1);
 - d. Block C1 (maximum building height 79.450m, total gross internal floor area 12,705sq.m, Apartment Mix: Studio: 84, 1-bed: 40, 2-bed: 41);
 - e. Block C2 (maximum building height 39.615 m, total gross internal floor area 4,890 sq.m, Apartment Mix: Studio: 9, 1-bed: 33, 2-bed: 3, 3-Bed: 4);
 - f. Block C3 (maximum building height 39.650 m, total gross internal floor area 6,775sq.m, Apartment Mix: Studio: 40, 1-bed: 18, 2-bed: 23);
 - g. Block D1 (maximum building height 53.392 m, total gross internal floor area 8,418 sq.m, Apartment Mix: Studio: 10, 1-bed: 25, 2-bed: 44, 3-Bed: 1);

- h. Block D2 (maximum building height 30.950 m, total gross internal floor area 3,890 sq.m, Apartment Mix: Studio: 18, 1-bed: 8, 2-bed: 11);
- iii. residential support amenities including 1 no. gym, a resident's lounge, work areas, meeting rooms, dining rooms, recreational areas with a combined GFA of 1,444 sq.m;
- iv. change of use from club house to pedestrian passageway of the existing vault (137sq.m GFA) fronting Seville Place, a Protected Structure (RPS No. 130);
- v. a basement of 7,253.4 sq.m with vehicular access from Oriel Street Upper incorporating residents' car parking (58 no. spaces), residents cycle parking (640 no. spaces) 7 no. plant rooms (combined 2,228sq.m), waste management facilities (393 sq.m)
- vi. 766 no. covered cycle parking spaces for residents and visitors, concierge office (233 sq.m) and waste management facilities (126 sq.m);
- vii. 'other uses' including 10 no. units providing retail, commercial, and community use with a combined GFA of 3,142 sq.m;
- viii. A total of 18,562 sq.m of hard and soft landscaping comprising a c.2,000sq.m public plaza and other public / communal and private open space located throughout the development;
- ix. A service and emergency vehicle only access ramp from the Oriel Street Upper site entrance to serve CIE's transport needs at Connolly Station;
- x. Enabling works of a non-material nature to safeguard the existing vaults (Protected Structures - RPS No. 130) that form part of the subject site fronting Sheriff Street Lower, Oriel Street Upper, and Seville Place during the construction phase;
- xi. All associated ancillary development works including drainage, 6 no. electricity substations, pedestrian access; and
- xii. Works to the Masonry wall fronting Oriel Street and the Vaults fronting Seville Place (both a Protected Structure) consisting of the creation of a new vehicular and pedestrian entrance.

The application contains a statement setting out how the proposed development is consistent with the objectives of the Dublin City Development Plan 2016 – 2022.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and is submitted with the application.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</p>

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: 1) 0040/18 - 30 August 2018; 2) No Ref. No. – 16 October 2018; 3) No Ref. No. – 20 November 2018; 4) No Ref. No. – 23 November 2018 - (site visit); 5) 0066/18 - 17 December 2019; 6) 0003/19 - 30 January 2019; 7) 0006/19 - 20 February 2019; 8) 0015/19 - 12 March 2019; and, 9) 0021/19 - 28 March 2019.
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Meeting date(s):	Dublin City Council: 1) 0040/18 - 30 August 2018; 2) No Ref. No. – 16 October 2018; 3) No Ref. No. – 20 November 2018; 4) No Ref. No. – 23 November 2018 – (site visit); 5) 0066/18 - 17 December 2019; 6) 0003/19 - 30 January 2019; 7) 0006/19 - 20 February 2019; 8) 0015/19 - 12 March 2019; and, 9) 0021/19 - 28 March 2019.
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(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-304248-19
Meeting date(s):	29 th May 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:

Electricity Supply Board Networks (ESBN) consultation

- 18th October 2018

National Transport Authority (NTA) consultation

- 8th August 2018

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 – Wednesday 16 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:	16 October 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 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: []
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<p>Prescribed Authorities list as per PAC and ABP Inspector Report (S.10.5):</p> <ul style="list-style-type: none"> • National Transport Authority. • Transport Infrastructure Ireland. • Irish Rail. • Commission of Railway Regulation. • Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage and nature conservation). • Heritage Council (archaeology and architectural heritage and nature conservation). • An Taisce – the National Trust for Ireland. • Failte Ireland. • An Comhairle Ealaion. • Irish Water.
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:	16 October 2019

<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: [X]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A: [X]</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: [X]</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:</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	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	228	9,208.0
1-bed	256	13,143.4
2-bed	251	21,292.6
3-bed	6	679.4
4-bed	None	N/A
4+ bed	None	N/A
Total	741	44,323.4

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

(b) State total number of residential units in proposed development:	741
(c) State cumulative gross floor space of residential accommodation, in m ² :	44,323.4

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
Retail	2,591
Community	551
<p>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.</p> <p>A Creche Demand Report is attached with this planning application.</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	3,142
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	47,465.4
(d) Express 15(b) as a percentage of 15(c):	6.62%

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	

<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>X</p>	
<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>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>		<p>X</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p> <p>*Note – The proposed development will include the demolition of 4 no. structures with a combined gross floor area of 3,028sq.m.</p>	<p>X</p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>X</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>	<p>X</p>	
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p>		<p>X</p>

<p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		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>The Notice of Pre-Application Consultation Opinion received from An Bord Pleanála requested that specific information be submitted with the application. The responses to each point raised is included in the Response to An Bord Pleanála’s Opinion that accompanies this application under separate cover.</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 :	3,028
State gross floor space of any proposed demolition, in m ² :	3,028
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	68,535

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

(a) State existing use of land or structure:	Car park and uses ancillary to CIE and Connolly Train Station.
(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):	<ul style="list-style-type: none"> • Residential; • Residential support amenities; • Retail; and, • Commercial, and, • Community uses.
(d) State nature and extent of any such proposed use(s):	See development description outlined in Q. 9 of this application form.
<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: [X] No: [] N/A: []</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>	X	
<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>	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.	N/A	N/A

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Mains: [X]

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: [X]

(b) Public Sewer: [X]

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: [X]

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: [X] No: []

(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: [X] 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: [X] No: []

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

Enclosed:

Yes: [X] 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: [X]

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: [] No: [X]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

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>Please refer to schedule of drawings provided with each set of drawings submitted with this application.</p>
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24. Application Fee:


(a) State fee payable for application:	€80,000.00
(b) Set out basis for calculation of fee: Maximum fee - based on HA1A - €130 per unit by 741 units = €96,330 HA1B - €7.20/m ² @ 3,800m ² land other uses = €27,360 HA2 - EIAR = €10,000 HA6 - AA Screening = €1,000 TOTAL = €134,690, which is an amount greater than the maximum fee.	Maximum fee
(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: [] Please refer to letter note in the RKD SHD Design Statement Appendix A.
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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:	16 October 2019

26. Contact Details- Not to be Published

Applicant(s):

First Name:	N/A
Surname:	N/A
Address Line 1:	N/A
Address Line 2:	N/A
Address Line 3:	N/A
Town / City:	N/A
County:	N/A
Country:	N/A
Eircode:	N/A
E-mail address (if any):	N/A
Primary Telephone Number:	N/A
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Mr. Ching Chiat Kwong
Company Registration Number (CRO):	201005612G
Contact Name:	David Killions
Primary Telephone Number:	00353 01 6259100
Other / Mobile Number (if any):	NA
E-mail address:	dkillion@ballymore.com

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

First Name:	Jim
Surname:	Keogan
Address Line 1:	McCutcheon Halley Chartered Planning Consultants
Address Line 2:	Kreston House
Address Line 3:	Arran Court, Arran Quay
Town / City:	Dublin 7
County:	Dublin
Country:	Ireland
Eircode:	D07 K271
E-mail address (if any):	jkeogan@mhplanning.ie
Primary Telephone Number:	00353 (0)1 - 8044477
Other / Mobile Number (if any):	00353 (0)87 - 7477599

Person responsible for preparation of maps, plans and drawings:

First Name:	Séamus
Surname:	Guidera
Address Line 1:	RKD Architects Limited
Address Line 2:	59 Northumberland Road
Address Line 3:	Ballsbridge
Town / City:	Dublin 4
County:	Dublin
Country:	Ireland
Eircode:	D04 WP89
E-mail address (if any):	sguidera@rkd.ie
Primary Telephone Number:	00353 (0)1 - 6681055
Other / Mobile Number (if any):	00353 (0)87 7752626

Contact for arranging entry on site, if required:

Name:	Jim Keogan
Mobile Number:	00353 (0)87 7477599
E-mail address:	jkeogan@mhplanning.ie

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.