

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

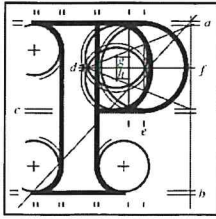
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Aeval Unlimited Company
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Usher House, Main Street, Dundrum, Dublin 14
Company Registration No:	418719

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

Name:	Stephen Little and Associates Chartered Town Planners & Development Consultants.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Todor Todorov / Gareth Hanley
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Townland of Cork Little and Shanganagh
Address Line 2:	Woodbrook
Address Line 3:	Shankill
Town/City:	
County:	Dublin
Eircode:	(Not available)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS sheet no. 3518-17; 3518-19; 3518-23; 3518-24; 3568-02; 3568-03; 3568-04; 3518-22; 3518-18
<p>This site generally bounded by the Old Dublin Road (R119) and St. James (Crinken) Church to the west, Shanganagh Public Park and Shanganagh Cemetery to the north, Woodbrook Golf Course to the east and Corke Lodge and woodlands and Woodbrook Golf Clubhouse and car park to the south. The replacement golf hole lands are generally bounded by the existing train line to the west, Shanganagh Public Park to the north and Woodbrook Golf Course to the east and south.</p>	
<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>Included on CD by O'Mahony Pike Architects and www.woodbrook1shd.com (Planning Documents)</p>	
Area of site to which the application relates in hectares:	c. 21.9 Ha

<p>Site zoning in current Development Plan or Local Area Plan for the area:</p>	<p>Objective A1 - To provide for new residential communities in accordance with approved local area plans.</p> <p>Objective F - To preserve and provide for open space with ancillary active recreational facilities.</p> <p>Objective GB - To protect and enhance the open nature of lands between urban areas.</p>
<p>Existing use(s) of the site and proposed use(s) of the site:</p>	<p>Existing use is Agricultural / Golf Club Land</p> <p>Proposed use is Residential Development</p> <p>NB: There are no dwellings proposed on the Objective F or GB lands.</p>

7. Applicant's Interest in the Site:

<p>Please tick appropriate box to show the applicant's legal interest in the land or structure:</p>	<p>Owner</p> <p style="text-align: center;">X</p>	<p>Occupier</p>	<p>Other</p> <p style="text-align: center;">X</p>
<p>Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:</p>			
<p>The Applicant is the owner of the lands on which the residential development will take place.</p> <p>A Letter of Consent is provided by Woodbrook Golf Club dated 27 August 2019 for lands on which a portion of the 'Woodbrook Avenue' and the temporary surface car park which is to be located in the northeastern part of the site adjacent the future DART Station.</p> <p>A Letter of Consent is provided by Dun Laoghaire-Rathdown County Council dated 23 October 2019 for lands on which the replacement golf holes are to be developed (east of the existing train line), the rising main through Shanganagh Public Park and works on Old Dublin Road (R119).</p>			
<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Name: Aeval Unlimited Company</p> <p>Address: Usher House, Main Street, Dundrum, Dublin 14.</p>		

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: <input checked="" type="checkbox"/> No: <input checked="" type="checkbox"/>
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>The other lands under the control of the Applicant not subject to the proposed planning application are outlined in blue on the Site Location Map prepared by O'Mahony Pike Architects.</p>	

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
D07A/1716	<ul style="list-style-type: none"> A Neighbourhood Centre with retail, commercial, community and other uses with a combined FFA of c. 10,368 sq. m. 537no. residential units in a mixture of apartments, duplexes, terraced townhouses and 4 no. live/work units Open Space including a 'Civic Plaza' at the 'Neighbourhood Square' (c. 0.16 ha), Linear park running north to south through the site (c. 0.75 ha), Buffer Zone fronting the Old Dublin Road (c. 0.7 Ha), pocket parks and landscaped residential courtyards throughout the development. 	Refused – 18 February 2008.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

<p>If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:</p> <p>N/A</p>	
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p> <p>N/A</p>	
<p>Is the applicant aware of the site ever having been flooded?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>N/A</p>	
<p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes" above, please give details:</p> <p>N/A</p>	

9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> • 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. 	
<p>Please refer to attached Schedule No. 1, prepared by Stephen Little & Associates, for an outline description of the nature and extent of the proposed development.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p>Refer to enclosed Site Location Map, prepared by O'Mahony Pike Architects</p> <p>Agreed with Cora Cunningham (22/10/2019) that a scale of 1:2000 was acceptable for the Site Location Map for ease of reference and legibility at a suitable scale due to the extent of the site.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p> <p>Refer to enclosed Site Layout Plans (Sheets 1 – 4), prepared by O'Mahony Pike Architects</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>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:</p>	
<p>Planning Authority reference number:</p>	<p>PAC/SHD/86/18</p>

Meeting date(s):	<ul style="list-style-type: none"> 1) 28 March 2018 2) 2 May 2018 3) 27 June 2018 4) 20 September 2018 5) 8 Febreuary 2019 6) 1 May 2019
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-302965-18
Meeting date(s):	17 December 2018
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>Refer to Section 6 of the Planning Report & Statement of Consistency prepared by Stephen Little & Associates for full detail of Pre-Planning Consultations.</p>	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	<p>Irish Times</p> <p>Date of Publication: 1 November 2019</p>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

If the answer to above is "Yes", state date on which the site notice(s) was erected:	1 November 2019
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application? N/A	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N / A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1) Irish Water. 2) National Transport Authority. 3) Coras Iompair Eireann. 4) Commission for Railway Regulation. 5) The Minister for Culture, Heritage and the Gaeltacht. 6) The Heritage Council. 7) An Taisce – the National Trust for Ireland. 8) Transport Infrastructure Ireland. 9) Dun Laoghaire Rathdown Childcare Committee.

<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>6 November 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 the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Refer to Section 11.1 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Refer to Section 11.2 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Refer to Section 10 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

Enclosed:

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

Refer to Section 9 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.

Enclosed:

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

Refer to Section 9 of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?

Enclosed:

Yes: [] No: []

Refer to Material Contravention Statement, prepared by Stephen Little & Associates.

14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	-	-
2-bed	-	-
3-bed	134	17,482.3
4-bed	48	7,336.7
4+ bed	25	4,785
Total	207	29,604 (Includes gross floor space for Optional Extensions)

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	-	-
1-bed	130	6,493
2-bed	319	26,276
3-bed	29	3,137
4-bed	-	-
4+ bed	-	-
Total	478	35,905 Net Internal Area (i.e. omits circulation and ancillary floor space)

Student Accommodation			
N / A			
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:	685
(c) State cumulative gross floor space of residential accommodation, in m ² :	65,509 sq. m

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare Facility (63no. spaces)	c. 429 sq.m
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	c. 429 sq. m gfa
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c. 65,938 sq. m gfa
(d) Express 15(b) as a percentage of 15(c):	c.0.65 %

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		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>X</p> <p>Refer to Section 9 and Enclosures List of the Planning Report & Statement of Consistency, prepared by Stephen Little & Associates.</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	N / A – No existing buildings at subject site
State gross floor space of any proposed demolition, in m ² :	N / A – No existing buildings at subject site
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N / A – No existing buildings at subject site
State total gross floor space of proposed works in m ² :	N / A – No existing buildings at subject site

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

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [] No: [] N/A: [X]</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— (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	X	
(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	X Refer to enclosed Part V proposal Letter, prepared by Stephen Little & Associates (on behalf of Applicant)	
(iii) a layout plan showing the location of proposed Part V units in the development?	X Refer to Part V Layout in the Part V Provision Document, prepared by O’Mahony Pike Architects	
(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	

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [X]</p> <p>(b) Public Mains: [X]</p> <p>Group Water Scheme: [] Name of Scheme: _____</p> <p>Private Well: []</p> <p>Other (please specify): _____</p> <p>Refer to enclosed Engineering Report, prepared by Atkins Consulting Engineers</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [X]</p> <p>(b) Public Sewer: [X]</p> <p>Conventional septic tank system: []</p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p> <p>Refer to enclosed Engineering Report, prepared by Atkins Consulting Engineers</p>

(C) Proposed Surface Water Disposal:	
Please indicate as appropriate:	
(a) Public Sewer/Drain: []	
Soakpit: []	
Watercourse: [X]	
Other (please specify): Refer to enclosed Stormwater Impact Assessment Report, prepared by Atkins Consulting Engineers for details of SuDS measures to be implemented.	
(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [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: [X] No: []

[Refer to the Confirmation of Feasibility and Statement of Design Acceptance issued by Irish Water enclosed with this Application.](#)

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Traffic & Transport Assessment, prepared by Atkins Consulting Engineers.</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Mobility Management Plan, prepared by Atkins Consulting Engineers.</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Quality Audit, prepared by Atkins Consulting Engineers.</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Refer to enclosed drawing entitled Taking in Charge Plans, prepared by O'Mahony Pike Architects.</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>Each Drawing Pack (e.g. Architecture, Engineering, Landscaping etc.) is accompanied by a schedule of all drawings stating drawing number, title and scale.</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
(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: [] Refer to Design Statement, prepared by O'Mahomy Pike Architects.
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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)	
	Agent: Stephen Little & Associates
Date:	6 November 2019

SCHEDULE NO. 1 – BRIEF DESCRIPTION OF THE NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT

PREPARED IN RESPONSE TO Q. 9 OF THE STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION FORM

The proposed development consists of a residential-led development comprising 685no. residential units and 1no. childcare facility in buildings ranging from 2 to 8-storeys. The breakdown of residential accommodation is as follows: -

207no. own door detached, semi-detached, terraced and end of terrace houses, including: - 134no. 3-bed 2-storey houses (House Type 01, 02, 03, 08, 10) – (House Type 01 are provided with optional ground floor extensions and/or attic conversions, House Type 03 are provided with optional ground floor extensions); 48no. 4-bed 2 – 3-storey houses (House Type 04, 05, 07) – (House Type 05 are provided with optional ground floor extensions); 25no. 5-bed 3-storey houses (House Type 06).

48no. duplexes (33no. own door), in 3 to 4-storey buildings, including: - Old Dublin Road Blocks accommodating 16no. 2-bed duplex and 17 no. 3-bed duplex; Park Edge Block accommodating 6no. 2-bed duplex 6no. 3-bed duplex; Block A accommodating 3no. duplexes (3no. 2-beds).

430no. apartment units accommodated in 6no. 3 to 8-storey buildings, including: - Block A accommodating 66no. apartments (14no. 1-beds and 52no. 2-beds) and Tenant Amenity area (c. 93 sq. m gross floor area); Block B accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block C accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block D accommodating 36no. apartments (13no. 1-beds, 18no. 2-beds and 5no. 3-bed); Block E accommodating 21no. apartments (7no. 1-beds, 13no. 2-beds and 1no. 3-bed); Old Dublin Road Block accommodating 5no. apartments (2no. 1-beds and 3no. 2beds).

Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units at ground floor. Balconies are proposed on elevations to all upper levels of duplex and apartment buildings.

The proposed development includes 1no. childcare facility (c. 429 sq. m gross floor area). And, all associated and ancillary site development and infrastructural works (including plant), hard and soft landscaping and boundary treatment works (including temporary hoarding to un-developed lands), including: - Provision of Woodbrook Distributor Road / Woodbrook Avenue from the Old Dublin Road (R119) to the future Woodbrook DART Station, including the provision of a temporary surface car park (164no. parking spaces including set down areas and ancillary bicycle parking and storage) adjacent to the future Woodbrook DART Station in northeast of site on lands currently forming part of Woodbrook Golf Course; New vehicular access provided from the Old Dublin Road (R119) opposite Woodbrook Downs entrance including new junction arrangements and associated road re-alignment; Provision of emergency access to Shanganagh Cemetery access road; Provision of internal road network including pedestrian and cycle links; Provision of a series of linear parks and green links (Coastal Park and Corridor Park), including 2no. pedestrian / cycle links to Shanganagh Public Park to allow full north / south connection, supplemented by smaller pocket parks; Provision of SuDS infrastructure and connection to existing surface water culvert on Old Dublin Road (R119); Provision of waste water infrastructure (pumping station including 2.4m fencing to perimeters, 24 hour emergency storage and rising foul main through Shanganagh Public Park to tie-in to existing services at St. Anne's Park Residential Estate) and the extension of and connection to public watermain on Old Dublin Road (R119); 844no. car parking spaces; 1,305no. long and short-term bicycle parking spaces; Bin store and bicycle storage for all terraced houses, duplex / apartment and apartment blocks; 2no. ESB Unit Sub-stations; Provision of 2no. replacement golf holes in lands to the east of the rail line (northeast of the future DART Station) and associated 2m paladin fence to western and northern perimeter. All on a total site area of approximately 21.9 Ha.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application. The application together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.woodbrook1shd.com.