



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

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

#### **Other Statutory Codes**

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

## **Data Protection**

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



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

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

**1. Applicant:**

Name of Applicant:	Glenveagh Living Limited
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	15 Merrion Square North, Dublin 2
Company Registration No:	610609

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

Name:	Mr. Seán McCarthy, MKO, Tuam Road, Galway, H91 VW84
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ]  (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Owen Morgan
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Firm/Company:	Reddy Architecture + Urbanism, Dartry Mills, Dartry,  Dublin 6
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## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Galway City Council
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Gort na Bró
Address Line 2:	Rahoon
Address Line 3:	
Town/City:	Galway
County:	Galway
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<ul style="list-style-type: none"> <li>▪ Ordnance Survey Map Ref. No.: 1222</li> <li>▪ ITM Centre Point Coordinates: 526864, 725217</li> </ul>
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Red line boundary enclosed as a CAD file.</p>	
Area of site to which the application relates in hectares:	2.96 ha

Site zoning in current Development Plan or Local Area Plan for the area:	The site is zoned for 'Enterprise, Light Industrial and Commercial' in the Galway City Development Plan 2017-2023
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: No formal use currently Proposed Use: Residential & Commercial Use including Tenant, Community and Childcare Facilities and car park.

## 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:			
<p>Targeted Investment Opportunities ICAV, the owner of the subject lands has given consent to Glenveagh Living to submit a planning application for a new mixed-use development on the lands along with all associated site works.</p> <p>Galway City Council has also given consent to the making of a planning application by Glenveagh Living for the purposes of development at Knocknacarra District Centre, Ragoon, Galway</p> <p>See enclosed <b>Letters of Consent</b></p>			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p>Targeted Investment Opportunities ICAV, 25-28 North Wall Quay, IFSC, Dublin 1</p> <p>Galway City Council, City Hall, College Road, Galway</p> <p>See enclosed <b>Letters of Consent</b></p>		
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:

N/A

## 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><b>Note:</b> 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
07/440	Permission for a temporary single storey structure (78.14sq.m) to accommodate a show apartment/marketing suite and associated parking, landscaping and site development works	Granted subject to conditions (03/09/2007)

17/158	<p>Phase 2 of Knocknacarra District Centre comprising a mixed-use 2 storey development (with plant areas at roof level) of c. 11,969.3 sq. m as follows: 6 no. retail units (units 12-17, c. 9,688.6 sq. m GFA); crèche (unit 11, c. 444.4 sq. m) with an external play area; café/restaurant (unit 9, c. 197 sq. m); first floor gym (unit 18, c. 678.1 sq. m) as well as offices (units 7, 8 &amp; 10, c. 786.5 sq. m); provision of new east/west pedestrian link; signage zones c. 143.68 sq. m, canopies on southern elevation; 129 no. basement and 22 no. surface car parking spaces; 116 no. cycle spaces (at surface level); all located to the north of existing Dunnes Stores and surface car park. Permission is also sought for associated ancillary development comprising service yards, refuse areas, hard and soft landscaping, single storey ESB substation (58.2 sq. m), basement entrance, vents, revised surface circulation in south east corner of site; basement level plant, attenuation areas (&amp; foul pump), works and build out of basement area (to also tie in with existing basement), and all associated site development &amp; drainage works. Primary vehicular access to the proposal will be from new entrance (at northern boundary) from internal access road, all on a site of c. 1.56 hectares</p>	Granted subject to conditions (05/09/2017)
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>		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]	
<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>		

Refer to Section 3 of the enclosed '**Planning Report & Statement of Consistency**' prepared by MKO

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:

N/A

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:

N/A



## 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:

1. Construction of 332 no. residential units:
  - 93 no. 1 bed apartments
  - 219 no. 2 bed apartments
  - 20 no. 3 bed apartments
2. Provision of 2,667 sq.m of commercial floorspace
3. Provision of 93 sq.m of community use facilities
4. Provision of 470 sq.m of tenant amenity accommodation including shared workspaces, shared dining and lounge facilities
5. Provision of 174sq.m creche facility including an external secure play area.
6. Provision of 85 no. car parking spaces and provision of realigned road between Gort na Bró and Gateway Retail Park Road.
7. Change of use of underground void to 181 bay underground car park.
8. Provision of shared communal and private open space, car parking, bicycle parking, bin storage, public lighting, site landscaping, services, signage, substation and all associated site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Galway City Development Plan 2017-2023, and also 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.

A Natura Impact Statement and an Environmental Impact Assessment Report have been prepared in respect of the proposed development.

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

**Enclosed:**

Yes: [  ] No: [  ]

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

**Enclosed:**

Yes: [  ] No: [  ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b> 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:	<ul style="list-style-type: none"><li>2 no. Section 247 Pre-Application Meetings were convened with Galway City Council</li></ul>
Meeting date(s):	November 21st 2018 & February 20th 2019  Details of the statutory consultations undertaken with the Galway City Council under Section 247 of the Planning and Development Act 2000 (as amended) are provided in <b>Appendix A</b> of the enclosed ' <b>Planning Report and Statement of Consistency</b> '. <b>A summary of the main issues of discussion and the design iterations implemented as a result of the feedback received from the Planning Authority are summarised in Section 4 of the 'Planning Report and Statement of Consistency' report.</b>
<b>(B) Consultation with An Bord Pleanála:</b> 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-304618-19
Meeting date(s):	18 <sup>th</sup> July 2019
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b> 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:	

Applicant has consulted with TII and Irish Water in respect of proposed development. Consultation with Irish Water has taken place in writing. Consultation with TII has taken place in writing but also by way of a meeting which took place on 21st March 2019.

Consultation has also taken place with the NTA via email correspondence. See Section 4 of the Planning Report & Statement of Consistency prepared by MKO for more detail on relation to consultations which have taken place.

As part of the Scoping exercise associated with the preparation of the Environmental Impact Assessment Report the following bodies were consulted:

- An Taisce
- Department of Agriculture, Food and the Marine
- Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs – Nature Conservation (Department of Culture, Heritage and the Gaeltacht)
- Failte Ireland
- Geological Survey of Ireland
- Health Service Executive
- Inland Fisheries Ireland
- Galway City Council – Transportation Unit
- Galway City Council – Environmental Department
- Galway City Council – Heritage Officer
- Galway County Childcare Committee
- Irish Water
- Transport Infrastructure Ireland
- Office of Public Works
- The Heritage Council
- ESB Networks
- Commission of Energy Regulation (Commission for Regulation of Utilities)
- National Transport Authority

For more detail on the Scoping exercise please see Section 2.5.2 of the enclosed EIAR.

## 11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Independent – 20<sup>th</sup> November 2019</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	21 <sup>st</sup> November 2019
<b>Note:</b> 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?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> 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 checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  Please see enclosed NIS prepared by MKO
(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"/> ]

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> <li>• <a href="#">Transport Infrastructure Ireland</a></li> <li>• <a href="#">Irish Water</a></li> <li>• <a href="#">Galway County Childcare Committee</a></li> <li>• <a href="#">Commission for Energy Regulation [Commission for Regulation of Utilities]</a></li> <li>• <a href="#">Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs (Nature Conservation) [Department of Culture, Heritage and the Gaeltacht]</a></li> </ul>
<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><a href="#">21/11/2019</a></p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><a href="#">N/A</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><a href="#">N/A</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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]  <a href="#">Please see enclosed Statement of Response - Section 2</a></p>

	which outlines the changes made.
(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.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]

### 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?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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### 14. Proposed Residential Development:

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

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
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
<b>Total</b>	N/A	N/A

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	N/A	N/A
1-bed	93	4481
2-bed	219	17,506
3-bed	20	2079
4-bed	N/A	N/A
4+ bed	N/A	N/A
<b>Total</b>	<b>332</b>	<b>24,066</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
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
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

(b) State total number of residential units in proposed development:	332
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	24,066



**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Commerical Floorspace	2,667
Creche Facility (40 no. children)	174
<p><b>Note:</b> 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>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	2,841 sqm.
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<p>Overall Gross Development Area:  35,402 sqm. +  Underground Car Park referred to in Section 17:  5,306 sqm.  = 40,708 sqm.</p>
(d) Express 15(b) as a percentage of 15(c):	6.97%

## 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 find enclosed respective reports in relation to the boxes marked ‘Yes’

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

<p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X

<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Please see enclosed Planning Report &amp; Statement of Consistency and Statement of Response prepared by MKO</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 <sup>2</sup> :	Underground Void Space – 5,306 sqm.
State gross floor space of any proposed demolition, in m <sup>2</sup> :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	Underground Void Space Proposed Change of Use– 5,306 sqm.,
State total gross floor space of proposed works in m <sup>2</sup> :	Undergorund Void Space Proposed Change of Use– 5,306 sqm.  (Proposed overall development area excluding void space is 35,402 sqm.

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

(a) State existing use of land or structure:	Underground Void Space
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Underground Void Space
(c) State proposed use(s):	Undergorund Car Park
(d) State nature and extent of any such proposed use(s):	5,306 sq.m

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

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

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—  (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	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	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act	N/A	

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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**20. Water Services:**

**(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: <input type="checkbox"/>	
Watercourse: <input type="checkbox"/>	
Other (please specify): _____	
<b>(D) Irish Water Requirements:</b>	
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.	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <a href="#">See enclosed Infrastructure Design Report prepared by DBFL Consulting engineers</a>
(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.	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <a href="#">See enclosed Infrastructure Design Report prepared by DBFL Consulting engineers</a>
(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.).	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <a href="#">See enclosed Infrastructure Design Report prepared by DBFL Consulting engineers</a>
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  <a href="#">See enclosed Infrastructure Design Report prepared by DBFL Consulting engineers</a>
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>



	See enclosed Infrastructure Design Report prepared by DBFL Consulting engineers
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## 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)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ X ] No: [ ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.  See enclosed Architectural Drawings Package prepared by Reddy's A&U	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.  See enclosed Cover Letters prepared by MKO
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**24. Application Fee:**

(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	<p>Basic fee for each Housing Unit - €130 per unit 332 units</p> <p><u>Total = €43,160</u></p> <p>Other uses on the land, and the zoning permits the use - €7.20 per square metre - Cost per square metre of gross floor space up to 4,500 square metres. (Max. €32,400)</p> <p>-Creche 174 sqm.</p> <p>-Commercial floorspace including 16 no. retail/food and beverage units 2,667 sq.m</p> <p>-Community Use Facilities 93 sqm</p> <p>-Tenant Amenity Accommodation 470 sqm</p> <p>-Creche 174 sqm.</p> <p>-Commercial 2,667 sqm.</p> <p>-Community Use Facilities 93 sqm.</p> <p>-Tenant Amenity Accommodation for shared workspaces, shared dining and lounge facilities 470 sqm</p> <p><u>Total = 3,404 sqm. /</u> <u>€24,508.8</u></p> <p>Submission of NIS - €10,000</p>


	<p><u>NIS €10,000</u></p> <p>Submission of EIAR- €10,000</p> <p><u>EIAR €10,000</u></p> <p><u>Total €87,668.80</u></p> <p>ABP FEE CAP: <b>€80,000</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
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## Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	  Sean McCarthy Project Planner MKO Tuam Road Galway (Planning Agents)
Date:	21/11/2019

## 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):	Justin Bickle, Stephen Garvey, Michael Rice, John Mulcahy, Shane Scully, Mary Birmingham
Company Registration Number (CRO):	610609
Contact Name:	Aisling Byrne
Primary Telephone Number:	(01) 5565 658
Other / Mobile Number (if any):	(01) 5565 658
E-mail address:	aisling.byrne@glenveagh.ie

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

First Name:	Sean
Surname:	McCarthy
Address Line 1:	MKO
Address Line 2:	Tuam Road
Address Line 3:	
Town / City:	Galway
County:	Galway
Country:	Ireland
Eircode:	H91 VW84
E-mail address (if any):	info@mkoireland.ie

<b>Primary Telephone Number:</b>	091 735611
<b>Other / Mobile Number (if any):</b>	091 735611

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Owen
<b>Surname:</b>	Morgan
<b>Address Line 1:</b>	Reddy Architecture + Urbanism
<b>Address Line 2:</b>	Dartry Mills
<b>Address Line 3:</b>	Dartry
<b>Town / City:</b>	Dublin 6
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	omorgan@reddyarchitecture.com
<b>Primary Telephone Number:</b>	085 1997491
<b>Other / Mobile Number (if any):</b>	085 1997491

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Sean McCarthy MKO (Planning Agents)
<b>Mobile Number:</b>	091 735611
<b>E-mail address:</b>	info@mkoireland.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](http://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](http://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.