

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

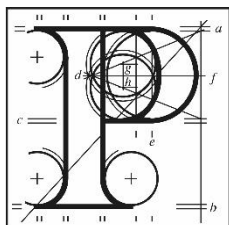
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	15 Hogan Place, Grand Canal Street, Dublin 2.
Company Registration No:	284012

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

Name:	Helena Gavin, RPS Group Ltd. (Agent)
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:	Gerard O'Neill
Firm/Company:	McCrossan O'Rourke Manning Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal 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:	Off Northwood Avenue
Address Line 2:	
Address Line 3:	
Town/City:	Santry
County:	Dublin 9
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3063-D, 3064-C, 3131-B,3132-A. ITM Centre Point Coordinate: X, Y = 71842, 740846
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	2.1ha
Site zoning in current Development Plan or Local Area Plan for the area:	ME – Metro Economic Corridor
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Southern area of site is vacant. Northern area is currently used as construction workers car park. Proposed use: Residential development over basement car parking and bicycle storage

	area together with associated facilities including a multi-function room, concierge, gym, childcare facility, 5 no. ground floor mixed use units capable of accommodating class 1, 2, 8, café and restaurant uses and open space at ground level.
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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
			√

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

The applicant is a development company. The directors of the development company are owners of the site. A letter of consent is enclosed as part of the planning application package in this regard.

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.

Cosgrave Property Group, 15 Hogan Place,
Grand Canal Street, Dublin 2.

Letter of consent enclosed.

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [] No: []

If the answer is “Yes” above, identify the lands and state the nature of the control involved:

The applicant is a development company. The directors of the development company are owners of the site. The applicant controls a significant area of land within Northwood adjoining the subject site to the north, south, east and west. These adjoining lands within the control of the applicant are outlined in blue on the enclosed Context Site Location Map.

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"/>]	
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

F04A/1562	<p>The permitted Master Plan comprises modern business, enterprise and commercial facilities consisting of:</p> <ul style="list-style-type: none"> • 5 no. logistic warehouses on single level each with ancillary office space on two levels of c. 11,126 sq. m. in total; • 35 no. two storey enterprise starter units totalling c. 12,250 sq. m.; • 4 no. five storey office blocks; • 28 no. three storey own door office buildings totalling c. 11,172 sq. m.; • 7 no. single storey retail warehouse units totalling c. 10,500 sq. m.; • Single storey Local Centre comprising 5 no. units totalling c. 1,670 sq. m.; • 3 no. two storey motor showrooms totalling c. 3,568 sq. m.; • 1 no. two storey amenity building totaling c. 1,700 sq. m.; • 1,926 no. car parking spaces (838 no. car parking spaces to serve office units, 477 no. below surface and 361 no. temporary surface car parking spaces; • An additional 1,088 no. surface car parking spaces to serve the remainder of the development; and • Ancillary office, administration and staff facilities for all proposed buildings. 	Grant permission
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [<input checked="" type="checkbox"/>] No: [<input 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>Permission granted for modifications to units within Gulliver’s Retail Park to facilitate operator requirements, include change of use in Unit C2/3 F17A/0068 (PL 06F.248880), change of use in Unit C9 F18A/0639 (ABP-303612-19), change of use in Unit 10 F16A/0146.</p>		

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
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: the construction of 4 no. 8-storey apartment blocks arranged around a communal courtyard all over a shared basement. The apartment blocks will accommodate 331 no. apartment units with associated ground floor terraces and upper floor balconies providing 6 no. one bedroom units, 292 no. two bedroom units and 33 no. three bedroom units. The development will also include: residential shared services consisting of a multi-function area (c.133sq.m), a gym (c.140sq.m) and concierge area; a childcare facility (c.224sq.m) and 5 no. ground floor mixed use units capable of accommodating class 1, 2, 8, café and restaurant uses with an overall total area of c. 939sq.m; ancillary car parking comprising 331 no. resident spaces and 3 no. disabled spaces at basement level; 3 no. car club spaces and 1 no. disabled space at surface level; ancillary bicycle storage spaces comprising 690 no. spaces at basement level and 70 no. spaces at surface level; all associated plant; refuse storage areas; communal open space; public open space; a substation; green route connection across car park associated with Gulliver's Retail Park and Local Centre with existing pedestrian and cycle paths on Northwood Avenue; associated drainage arrangements; utility connections, landscaping; public lighting; and; all site development works.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	No reference number provided. Please see enclosed FCC notes at Appendix 1.
Meeting date(s):	5/03/2019, 02/05/2019
(B) Consultation with An Bord Pleanála:	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-305029-19
	02/09/2019
(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:	

As detailed in Chapter 2 'Consultation and Project Scoping' of the enclosed Environmental Impact Assessment Report, consultation was undertaken with the following bodies:

- Fingal County Council;
- Fingal County Childcare Committee;
- Irish Aviation Authority;
- daa - Dublin Airport Authority;
- Development Application Unit, Department of Culture, Heritage and the Gaeltacht;
- Department of Communications, Climate Action and Environment;
- Department of the Housing, Planning, Community and Local Government;
- Transport Infrastructure Ireland (TII);
- National Transport Authority (NTA);
- Inland Fisheries Ireland;
- An Taisce;
- Fáilte Ireland;
- The Heritage Council;
- ESB Networks;
- National Monuments Service;
- Environmental Pillar; and
- Irish Water.

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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>The Irish Daily Star, 3rd December 2019</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	3 rd December 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?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(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	<ul style="list-style-type: none"> • Transport Infrastructure Ireland (electronic copy only as requested) • National Transport Authority • Irish Water

<p>prescribed authorities concerned:</p>	<ul style="list-style-type: none"> • Dublin County Childcare Committee (Fingal) (electronic copy only as requested) • Commission for Regulation of Utilities (electronic copy only as requested) • Irish Aviation Authority (electronic copy only as requested) • Dublin Airport Authority (electronic copy only as requested)
<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>4th December 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: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</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>	

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"/>]</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"/>]</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"/>]</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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [] 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: [<input checked="" type="checkbox"/>] N/A</p>
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	0
2-bed	0	0
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	0	0

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	6	345.20m ²
1-bed	292	25,535.7m ²
2-bed	33	3772.8m ²
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	331	29,653.7

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
Total	0	0	0

(b) State total number of residential units in proposed development:	331
(c) State cumulative gross floor space of residential accommodation, in m ² :	29,648.10m ²

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	224m ²
Commercial units (5 no.)	939 m ²
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 :	1,163m ²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	30,811.10 m ²
(d) Express 15(b) as a percentage of 15(c):	3.8%

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?	√	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	√	

<p>(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>√</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>√</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>√</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>√</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>√</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>√</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>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>√</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>		√
<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>		√
<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>		√
<p>(m) Do the Major Accident Regulations apply to the proposed development?</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>√</p> <p>12 items of information requested by An Bord Pleanála are addressed in the <i>Statement of Response</i> prepared by RPS Group Ltd. and enclosed as part of the SHD application package</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	N/A

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

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>	

19. Social Housing (Part V)

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

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

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

(b) Public Mains: []

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

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

(b) Public Sewer: []

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: []

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

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

Enclosed:

Yes: [] No: []

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

Enclosed:

Yes: [] No: []

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Plans are included to show where Taking in Charge may apply in the future. However, development will be privately managed.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:


(a) State fee payable for application:	€61,403.60
(b) Set out basis for calculation of fee:	HA1A – 331 units = €43,030.00 HA1B – 1,163sqm = €8,373.60 HA2 – EIAR = €10,000.00
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Refer to enclosed <i>Architect's Design Statement</i> prepared by McCrossan O'Rourke Manning 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)	
Date:	4 th December 2019

Appendix 1: Question 10(a)

Helena Gavin
Director - Planning
T +353 1 488 2900
E helena.gavin@rpsgroup.com

From: Paul OBrien <Paul.OBrien@fingal.ie>
Sent: Thursday 7 March 2019 11:44
To: Helena Gavin <helena.gavin@rpsgroup.com>
Cc: Claire McVeigh <Claire.McVeigh@fingal.ie>; Gemma Carr <Gemma.ECarr@fingal.ie>; Niall Thornton <Niall.Thornton@fingal.ie>; Phillip Grobler <Phillip.Grobler@fingal.ie>
Subject: Northwood Meeting Notes

CAUTION: This email originated from outside of RPS.

Hello Helena,

Apologies for the delay in sending these on, but I have been side tracked with other meetings in here. I think the notes are clear enough but if you have any queries please contact me.

Regards

Paul

Paul O'Brien | Executive Planner
Swords Area
Fingal County Council | Planning & Strategic Infrastructure Department
County Hall | Main Street | Swords | Co. Dublin | Eircode: K67 X8Y2
T: +353 (0)1 890 5699 | E-mail: paul.obrien@fingal.ie

25
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YEARS

Comhairle Contae
Fhine Gall
Fingal County
Council



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t? cosc ar aon nochtadh, c?ipe?il, d?ileadh, n? aon ghn?omh a dh?anamh n? a fh?g?il ar l?r i dtaca leis an r?omhphost agus d'fh?adfadh sin a bheith m?dhleathach. M? t? an r?omhphost seo faighte agat tr? dhearmad, cuir an seolt?ir n? itservicedesk@fingal.ie ar an eolas. N? f?idir cumars?id idirl?n a r?th? a bheith sl?n n? saor ? earr?id? mar d'fh?adfadh faisn?is a bheith idircheaptha, truaillithe, caillte , scriosta, n? teacht d?anach n? neamhioml?n . D? bhr? sin , n? f?idir linn glacadh le freagracht as aon earr?id? n? easnaimh at? sa teachtaireacht seo , n? aon iat?n , a th?inig chun cinn mar thoradh ar an tarchur r?omhphoist . T? an teachtaireacht cuardaithe ag bogearra? Frithv?reas

Title: Northwood, Santry S.247

Meeting Date: 5th March 2019

Site Location: Northwood, Santry.

Attendees: **List attached.**

The proposed development was presented and the following are the main issues raised/ subsequently commented on.

1. Design and layout of development:

The development will provide for a total of 332 apartment units consisting of:

- 1 Number: One Bedroom unit
- 277 Number: Two Bedroom units
- 54 Number: Three Bedroom units

- A total of 1,030 sq m of retail floor area – 4 to 5 units.
- Childcare facility of 324 sq m
- Basement level providing for car parking and storage.
- Apartments are intended to be sold on the market.
- Issue of gym within the apartment block – Will be referred to the EHO for comment.

The development consist of four blocks (A to D) providing for 7 storeys with a penthouse 8 storey level. Design will be similar to that in Bridgefield to the north of the site. Details provided on the elevational treatment and indicated on submitted plans. A plaza is to be provided to the west/ south west of the south. This will be suitable for outdoor dining and amenity. The site will include screening to the west – interface with Gulliver’s Retail Park.

The site area is given as 1.5 hectares thereby providing a density of 221 units per hectare.

2. Site Issues:

- The site is zoned ME – Metro Economic Corridor.
- The proposed Metrolink route is to the west of the site adjacent to the old Ballymun Road. Existing public transport provision in the area is on the Swords Road, Ballymun Road and Santry Avenue.
- Requirement for a Masterplan on these lands – Applicant to address how it will not prejudice this.
- Within the Outer Airport Noise Zone (OANZ) – Applicant to provide full noise assessment and suitable mitigation measures.

3. Water Services:

- Contact has been made with Irish Water regarding pre-connection agreement.
- Attenuation in tank to the north of the site, existing for Bridgefield has capacity. Will look at other means of attenuation – tree pits, swales etc.

- A pumping station will be required for drainage from the basement, rest will be gravity fed.
- Ensure that all consents are obtained.

4. Transportation and parking:

- Traffic counts have been undertaken in locations agreed with by Transportation Planning. Results are under preparation.
- Car parking requirement is 634 according to Development Plan. This may be reduced to 386 spaces but has to be justified with suitable detail.
- Parking spaces shall provide for electric charging/ be future proofed for this.
- 2 bicycle parking spaces per unit, suitably secured.
- Crèche parking and set down areas to be provided and include staff parking. Should not allow for reverse manoeuvres.
- Contribution towards upgrade of Northwood Avenue/ Ballymun Road Junction. This will provide for SCATS controlled signals.

5. Landscaping and open space:

5.1 Existing trees:

- Santry and Northwood are subject to a TPO – Noted.
- Require full tree survey, Arborist Report ensuring full details on the protection of trees. This report will inform the layout and set back/buffer required for these protected trees.
- The proposed landscaping /treatment of the ditch in the vicinity of the existing trees needs further discussion between the drainage consultants and the arborist. In general ditches in public areas attract dumping and anti-social behaviour. If possible, it would be best if the ditch can be filled and the area grassed.
- Full details of any proposed 'No dig solution' paths should be referenced in the Arborist's report.

5.2 Street trees:

- Requirement for minimum rooting volume of 16 cubic metres in constructed tree pits.
- Detail of the constructed tree pit to be provided.
- No services within 2.5m of proposed trees.
- No street tree within 7m of lamp standards

5.3 Landscape plan:

The landscape plan shall include the following:

- Services including proposed lamp standards.
- Area (in sq. metres) of open space and playground provision in accordance with Development Plan standards.
- Outline of constructed tree pit area.
- Playground surface and equipment to be in accordance with BS EN 1176 and 1177. Play equipment to be provided / accessible for disabled users. (N.B. - Details of management maintenance to be included – RoSPA certification (or equivalent) frequency of checks and record keeping)
- No incidental grass margins (less than 1 metre in width) which are unsustainable to maintain.

- Naturalised bulb planting and use of pollinator friendly species (in accordance with the National Pollinator Plan)
 - Proposed tree planting to reflect where possible the tree species of the adjoining designed landscape of Santry Park.
 - Further consideration is required on proposed landscaping adjoining Gulliver Retail Park – in order to create a substantial visual separation/ green buffer zone between the vast area of car parking and the proposed apartment units.
 - The development will provide for a 'Green Route' through the southern edge of the site and continue through the Gulliver car park in the direct of the Old Ballymun Road. Will include cycle and pedestrian route with landscaping.
 - Bin stores, bike stores and sub-stations shall not be located on or directly adjoining open space areas (to avoid anti-social activity)
 - The Open Space Design Statement to clearly state how public open space provision and playground provision as well as communal open space provision is being dealt with. Emphasis to be given on the usability of the open space areas for various age groups.
7. Taking in charge drawing – Should design the services and open space to taking in charge standard.
8. Public Art to be provided following agreement with Fingal County Council Arts Office.
9. Other Assessments:
- Appropriate Assessment
 - EIS
 - Noise Assessment – OANZ.
 - Archaeology
 - Daylight and shadow assessments.
 - Design Statement – DMS03 of the Fingal Development Plan 2017 – 2023.
 - Longer term at construction stage – May require a crane use strategy having regard to the proximity of the development to the airport.

Conclusion:

The applicant agreed to consider these matters and another meeting is to be arranged before progressing to next stage.

Attendees

Planning Authority (FCC):

Paul O'Brien Executive Planner,
Claire McVeigh Senior Executive Planner,
Niall Thornton Thornton Senior Executive Engineer,
Gemma Carr Senior Executive Parks Superintendent,
Philip Grobler

Applicant (Cosgrave): Michael Cosgrave
Applicant's Planners (RPS): Helena Gavin,
Applicant's Planners (RPS): Mike Higgins
Applicant's Architects (MCORM): Gerard O Neill
Applicant's Engineers (JBB): Gary Flood
Applicant's Landscape Architect (KFLA) Simone Kennedy

Helena Gavin
Director - Planning
T +353 1 488 2900
E helena.gavin@rpsgroup.com

From: Paul OBrien <Paul.OBrien@fingal.ie>
Sent: Friday 17 May 2019 10:47
To: Helena Gavin <helena.gavin@rpsgroup.com>
Cc: Claire McVeigh <Claire.McVeigh@fingal.ie>
Subject: Northwood

CAUTION: This email originated from outside of RPS.

Hi Helena,

Sorry I was meant to do up quick notes on this. There are no major issues from my point of view. I think we covered the main issues in the last meeting.

Regards

Paul

Paul O'Brien | Executive Planner
Swords Area
Fingal County Council | Planning & Strategic Infrastructure Department
County Hall | Main Street | Swords | Co. Dublin | Eircode: K67 X8Y2
T: +353 (0)1 890 5699 | E-mail: paul.obrien@fingal.ie

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faighte agat tr? dheardmad, cuir an seolt?ir n? itservicedesk@fingal.ie ar an eolas. N? f?idir cumars?id idirl?n a r?th? a bheith sl?n n? saor ? earr?id? mar d'fh?adfadh faisn?is a bheith idircheaptha, truaillithe, cailte , scriosta, n? teacht d?anach n? neamhioml?n . D? bhr? sin , n? f?idir linn glacadh le freagracht as aon earr?id? n? easnaimh at? sa teachtaireacht seo , n? aon iat?n , a th?inig chun cinn mar thoradh ar an tarchur r?omhphoist . T? an teachtaireacht cuardaithe ag bogearra? Frithv?reas

Title: Northwood, Santry S.247

Meeting Date: 2nd May 2019

Site Location: Northwood, Santry.

Attendees: **List attached.**

The proposed development was presented with modifications and updates from the meeting of the 5th of March 2019. The following are the main issues raised/ subsequently commented on.

1. Design and layout of development:

The development will provide for a total of 332 apartment units. The site is slightly increased from 1.5 hectares to 1.8 hectares; this is primarily through the inclusion of a pedestrian/ green route from the site through the Gulliver's Car Park to the site of the Metrolink stop. The route to be at grade with extensive tree/ shrub planting. Suitable lighting will be approved along this route. The applicant was advised that the lighting should be of a different type to that of the existing car park.

- The blocks range in height from 7 to 8 storeys (7 with setback). Issue of 45 m with regards to the airport.
- Retail and other commercial uses at ground floor level.
- Colonnade on the south elevation.
- Use of sedum on the roof. To be set in 40 m sections to act as a fire break etc.

2. Surface water drainage:

- Ditch with trees on the roadside. There is a potential to fill this ditch to provide for additional surface water drainage.
- May use Stormtech for water attenuation.
- Use of permeable paving and attenuation tank.

3. Parks and Green Infrastructure:

- Reinforced grasstech to be used for fire access in certain locations. Need for a root barrier in the vicinity of trees.
- Lighting to be indicated on all submitted plans. Should include details on the depth of the light standard etc. below GL.
- Need for a softer edge along the western boundary.
- 16 cubic metres constructed tree pits.
- Issue of falls etc. in amenity areas especially those not taken in charge.
- Playground to centre of the site should be universally accessible – make allowance for this. Location of the playground with regards to apartment units to be carefully considered.
- Play facilities to be in accordance with apartment guidelines.

4. Car parking and transport:

- One car parking space per unit to be provided.
- Make provision (ducting or charging points) for electric cars.

5. Other issues:

- Environmental Impact screening – sub threshold but consider issue of cumulative impacts of development.
- AA screening.

Attendees

Planning Authority (FCC):

Paul O'Brien Executive Planner,
Niall Thornton Senior Executive Engineer,
Gemma Carr Senior Executive Planner,
Applicant (Cosgrave): Michael Cosgrave
Applicant's Planners (RPS): Helena Gavin,
Applicant's Planners (RPS): Mike Higgins
Applicant's Architects (MCORM): Gerard O'Neill
Applicant's Engineers (JBB): Gary Flood

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Cosgrave Developments
Surname:	
Address Line 1:	15 Hogan Place
Address Line 2:	Grand Canal Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 DK23
E-mail address (if any):	
Primary Telephone Number:	(01) 611 0400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Joseph Cosgrave, Michael Cosgrave.
Company Registration Number (CRO):	284012
Contact Name:	Michael Cosgrave
Primary Telephone Number:	(01) 611 0400
Other / Mobile Number (if any):	
E-mail address:	mcosgrave@cosgravegroup.com

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

First Name:	Helena
Surname:	Gavin
Address Line 1:	RPS Group Ltd.
Address Line 2:	West Pier Business Campus
Address Line 3:	
Town / City:	Dun Laoghaire
County:	Dublin
Country:	Ireland
Eircode:	A96 N6T7
E-mail address (if any):	helena.gavin@rpsgroup.com
Primary Telephone Number:	017098029 / 014882900
Other / Mobile Number (if any):	0861723509

Person responsible for preparation of maps, plans and drawings:

First Name:	Gerard
Surname:	O'Neill
Address Line 1:	MCCROSSAN O'ROURKE MANNING ARCHITECTS
Address Line 2:	No.1 GRANTHAM STREET
Address Line 3:	
Town / City:	Dublin 8
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	goneill@mcorm.com
Primary Telephone Number:	01 478 8700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Helena Gavin
Mobile Number:	017098029 / 014882900 / 0861723509
E-mail address:	helena.gavin@rpsgroup.com

