



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:	Atlas GP Ltd.
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Heritage House, 23 Stephens Green, Dublin 2
Company Registration No:	602226

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

Name:	John Spain Associates
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:	Oisin Jacob
Firm/Company:	Henry J Lyons 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:	Former Techrete Site, Beshoff Motors and Garden Centre
Address Line 2:	Howth Road
Address Line 3:	Howth
Town/City:	
County:	
Eircode:	D13 V883, D13 NY19, D13 K4W9
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	7274-85, 7397-56
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:	2.68 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Town Centre
Existing use(s) of the site and proposed use(s) of the site:	Formerly industrial, car sales and garden centre and proposed mixed use development for residential, retail and creche

**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		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Please see enclosed a letter of consent from Fingal County Council for road improvement works outside the ownership boundary.			
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.	Atlas GP Limited  Heritage House, 23 Stephens Green, Dublin 2 Fingal County Council County Hall, Main Street, Swords		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ] No: [ x ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<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
Reg. Ref. F15A/0362  PL06F.246151	Demolition of existing industrial/commercial buildings (c.8,162sqm GFA).  Construction of a mixed-use development of five blocks, ranging in height from 1 to 6 storeys plus mezzanine. The development included; 200 no. residential units, 6 no. commercial units, community centre, open spaces, and parking for 487 no. cars and 332 no. bicycles.	Grant
Reg. Ref. F11A/0028  PL06F.240171	Demolition of existing industrial/commercial buildings (c.8,162sqm GFA).  Construction of a mixed-use development ranging in height from 1 to 7 storeys and comprising residential, retail, office, leisure, restaurant and community uses. The development included: 286 no. residential units including 281 apartments and 5 no. 2-storey traveller residential units, offices, leisure centre, creche, community centre, sports facilities, public park, open spaces, and parking for 462 cars and 464 bicycles. Provision of 4 no. vehicle access points from Howth Road to serve the parking areas.	Grant

Reg. Ref. F08A/1172	Demolition of existing industrial/commercial buildings (c.8,162sqm GFA).	Refused
PL06F.23083	<p>Construction of a mixed-use development of eight blocks, ranging in height from 3 to 11 storeys. The development included; 386 no. residential units, hotel, 6 no. commercial units, community centre, sports facilities, open spaces, and parking for 935 no. cars and 548 no. bicycles.</p> <p>An Bord Pleanala upheld the local authority's decision to refuse permission, citing unacceptable scale, height, and quantum of development, unsatisfactory apartment and block design, and insufficient detail contained within the Environmental Impact Statement in relation to the excavation of the basement.</p>	
Reg. Ref. F96A/0129	Demolition of existing stores, flue, warehouses and plant and the reconstruction of a new single production warehouse and compressor building incorporating new landscaping and tree planting.	Grant
Reg. Ref. F01A/0239	Construct single storey detached workshop to side/rear.	Grant
PL06F.125009		
Reg. Ref. F99A/0754	Construct valeting bay to rear, and to construct boundary railings/wall/piers.	Grant
Reg Ref. F98A/0716	Retain front porch, to construct boundary railings, & to erect vertical illuminated sign.	Grant
Reg. Ref. F14A/0303	Retention of use of the premises for a further temporary period (3 years) as a Garden Centre and a Dog Grooming business. Retention of 2 no. additional sheds (c.68sq.m. in total). Total gross floor area of buildings (5 no.) on site is c.300sq.m. Retention of 1 no. advertising sign. and all site development works.	Grant
Reg. Ref. F97A/0208	Development to consist of alterations to forecourt entrance, construction of a new underground tank farm, new offloading slab, new offset fill point, new forecourt surfacing and ancillary works	Grant
Reg. Ref. 93A/0347	Retention for (a)change of use of store to retail area and provision of new toilet (b) works carried out to forecourt to comply with D.S.A. 1979 regulations	Grant

Reg. Ref. F05A/0626	Replacement of existing buildings on site with one five storey and two four storey blocks consisting of ninety car park spaces in basement; four retail shops at ground floor, and forty six apartments at first, second, third, and fourth floor. Surface car parking for 10 cars, open space.	Grant
Reg. Ref. F97A/0337	Construct single storey (car showroom) extension to front.	
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ ] No: [ x ]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ x ] No: [ ]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
<p>PL 06F. 301722 – Grant of permission for Construction of 164 no. residential units in 3 no. separate apartment blocks and 1 mews building, comprising 158 no. apartments and 6 duplexes which includes 40 no. 1 bed units, 97 no. 2 bed units and 27 no. 3 bed units. Provision 397 no. bicycle parking spaces and a total of 120 no. car parking spaces, which comprises 112 no. spaces in an underground basement in Block C and 8 no. on-street parking spaces. Provision of commercial/retail space (c. 757sq.m.), which includes a community room (c. 161sq.m.), 2 no. retail units (c.429sq.m and c. 96sq.m.) and a cafe (c.71sq.m.).</p>		
<p>ABP-305828 177 no. apartments. Balscadden Road &amp; 66 Main Street, Howth, Co. Dublin (same site as above), currently at application stage <a href="http://www.rennieplaceshd.ie">www.rennieplaceshd.ie</a></p>		
Is the applicant aware of the site ever having been flooded?		Yes: [ x ] No: [ ]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>Please see Flood Risk Assessment by Barrett Mahony, 20<sup>th</sup> 21<sup>st</sup> October, 2002.</p>		



Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input type="checkbox"/> x ]
If the answer is "Yes" above, please give details:	

## 9. Description of the Proposed Strategic Housing Development:

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

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

The proposal relates to the provision of a mixed-use scheme to complement and enhance the existing mix of uses in the village centre containing:

- 512 no. residential units along with residential amenity floorspace of c. 708 sqm,
- creche (236 sqm),
- 4 no. commercial units with 2,637 sqm gross floor area including 1,705 sqm anchor unit, restaurant (243 sqm), café (86 sqm) and one no. retail unit of 603 sqm,

The residential unit mix is proposed as follows:

- 226 no 1-bedroom units, including 4 no. studios;
- 276 no. 2-bedroom units;
- 10 no. 3-bedroom units.

An EIAR and NIS has been prepared.

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

**Enclosed:**

Yes: [ x ] No: [ ]

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

**Enclosed:**

Yes: [ x ] No: [ ]

## 10. Pre-Application Consultations

**(A) Consultation with Planning Authority:**

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHD/009/19
Meeting date(s):	18/12/2019, 20/02/2019, 18/042019, 05/06/2019
<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 - 304637-19
Meeting date(s):	17/07/2019
<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:	
<p>NPWS – Please see EIAR for details.</p> <p>Iarnrod Eireann – Please see Barrett Mahoney Civil Infrastructure Report for details</p> <p>Irish Aviation Authority – Informed at scoping stage for the EIAR.</p>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed	<b>Enclosed:</b> Yes: [ x ] No: [ ]
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strategic housing development enclosed with this application?		
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail 09/12/2019	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ x ] No: [ ]	
If the answer to above is "Yes", state date on which the site notice(s) was erected:	09/12/2019	
<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: [ x ] No: [ ]	
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ x ] No: [ ]	
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: [ x ] No: [ ]	
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ x ] No: [ ]	
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ x ] No: [ ]	
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ x ] No: [ ]	
	Yes: [ x ] No: [ ]	

<p>(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?</p>	
<p>(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?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ]  No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. An Taisce</li> <li>2. Department of Culture, Heritage and the Gaeltacht</li> <li>3. The Heritage Council</li> <li>4. Irish Water</li> <li>5. National Transport Authority</li> <li>6. Transport Infrastructure Ireland</li> <li>7. Iarnrod Eireann</li> <li>8. Inland Fisheries Ireland</li> <li>9. Irish Aviation Authority</li> <li>10. Dublin Airport Authority</li> </ol>
<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>09/12/2019</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: [ <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</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

authority in the state or states concerned, in both printed and electronic format?	
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	
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:	

## 12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	<b>Enclosed:</b> Yes: [ x ] No: [ ]
<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.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	<b>Enclosed:</b> Yes: [ ] No: [ ]  N/A
<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.	
(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:	<b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]
<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.	
(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:	<b>Enclosed:</b> Yes: [ x ] No: [ ] N/A: [ ]
<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.	
(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.	<b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ x ]

<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><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]</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><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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:

<b>Houses N/A</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>	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	4	163.8
1-bed	222	10,684.2
2-bed	276	21,804
3-bed	10	945
4-bed		
4+ bed		
<b>Total</b>	<b>512</b>	<b>33,597</b>

<b>Student Accommodation N/A</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			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>	<b>N/A</b>		

(b) State total number of residential units in proposed development:	512 units
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	45,379 sqm

**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>
Childcare facilities (* no. of childcare spaces) *insert no. of childcare spaces	236 sqm (57 no. childcare spaces)
Retail	2,308 sqm
Restaurant and cafe	329 sqm
<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.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	2,896
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	48,252
(d) Express 15(b) as a percentage of 15(c):	6%

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(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	X	

provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If "Yes", enclose a brief explanation with this application.	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?  If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X

<p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>X</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>X</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>X</p>
<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 Please see Responses to An Bord Pleanála enclosed</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> :	8,162 sqm
State gross floor space of any proposed demolition, in m <sup>2</sup> :	8,162 sqm
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	0 sqm
State total gross floor space of proposed works in m <sup>2</sup> :	48,252

**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:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	
<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><b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ ]</p>	

## 19. Social Housing (Part V)

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

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

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

(b) Public Mains: [ x ]

Group Water Scheme: [ ] Name of Scheme: \_\_\_\_\_

Private Well: [ ]

Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

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

(b) Public Sewer: [ x ]

Conventional septic tank system: [ ]

Other on-site treatment system (please specify): \_\_\_\_\_

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

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: [ ]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): \_Discharge to sea\_\_\_\_\_

**(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)?	<b>Enclosed:</b> 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?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(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: [ <input checked="" type="checkbox"/> ] No: [ <input 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.	

## 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.  Note: Schedules included in all drawing packs
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**24. Application Fee:**


(a) State fee payable for application:	<b>€80,000</b>
(b) Set out basis for calculation of fee:	Maximum fee applies
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ ] No: [ ] Receipt Enclosed

**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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ x ] No: [ ]
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### Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	09/12/2019

## 26. Contact Details- Not to be Published

### Applicant(s):

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

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	Pat Crean, Paul Horn
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	602226
<b>Contact Name:</b>	Niall O'Byrne
<b>Primary Telephone Number:</b>	085 8664227
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	Niall.obyrne@marlet.ie

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

<b>First Name:</b>	John Spain Associates	
<b>Surname:</b>		
<b>Address Line 1:</b>	39 Fitzwilliam Place	
<b>Address Line 2:</b>		
<b>Address Line 3:</b>		
<b>Town / City:</b>	Dublin 2	
<b>County:</b>		
<b>Country:</b>		
<b>Eircode:</b>	D02 ND61	
<b>E-mail address (if any):</b>	Info@johnspainassociates.com	
<b>Primary Telephone Number:</b>	01 662 5803	
<b>Other / Mobile Number (if any):</b>		

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

<b>First Name:</b>	Oisin Jacob	
<b>Surname:</b>	Henry J Lyons	
<b>Address Line 1:</b>	51 – 54 Pearse Street	
<b>Address Line 2:</b>		
<b>Address Line 3:</b>		
<b>Town / City:</b>	Dublin 2	
<b>County:</b>		
<b>Country:</b>		
<b>Eircode:</b>	D02 KA66	
<b>E-mail address (if any):</b>	Info@henryjlyons.com	
<b>Primary Telephone Number:</b>	01 888 3333	
<b>Other / Mobile Number (if any):</b>		

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

<b>Name:</b>	Niall O'Byrne
<b>Mobile Number:</b>	085 8664227
<b>E-mail address:</b>	Niall.obyrne@marlet.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.