

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

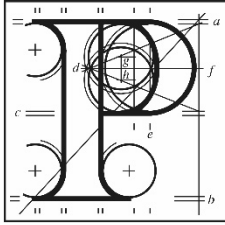
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Cornel Living Limited
--------------------	-----------------------

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Riverside One, Sir John Rogerson's Quay, Dublin 2, D02 X576
Company Registration No:	628404

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

Name:	Suzanne McClure (Brock McClure Consultants)
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Sean Attley
Firm/Company:	Henry J Lyons Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dún Laoghaire Rathdown County Council
--	---------------------------------------

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:	Cornelscourt Village
Address Line 2:	Old Bray Road
Address Line 3:	Cornelscourt
Town/City:	Dublin 18
County:	Co. Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Sheets No. 3456-03 & 3456-04 ITM Centre Point Co-ordinate X,Y = 722396.031, 725857.4973 Licence No. 50055031
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. Enclosed on CD ROM	
Area of site to which the application relates in hectares:	c. 2.14 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Main Development Site – Objective A - “To protect and or improve residential amenity” under the Dun Laoghaire Rathdown Development Plan of 2016-2022

	<p>Objective NC - "To protect, provide for and/or improve mixed use neighbourhood centre facilities" under the Dun Laoghaire Rathdown Development Plan of 2016-2022.</p> <p>Proposals for Facilitation of a Pedestrian Link along the N11 - No zoning.</p>
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing Condition - Greenfield Site</p> <p>Most Recent Use - Greenfield Site</p> <p>Proposed Use - Residential, Ancillary Office, Café/Restaurant & Residential Tenant Amenity Facilities</p>

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>There is a portion of lands along the existing access road to the site which is within the ownership of AIB plc. Letter of Consent enclosed from AIB.</p> <p>There is a portion of the lands along the N11, which are controlled by Dun Laoghaire Rathdown County Council. Letter of Consent enclosed from DLR.</p>			
<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Main Site (Applicant):</p> <p>Cornel Living Limited Riverside One, Sir John Rogerson's Quay, Dublin 2, D02 X576</p> <p>Third Party Lands (1):</p> <p>Allied Irish Bank plc 2 Heuston South Quarter, St. John's Road, Dublin 8</p>		

	D08 A9RT	
	Third Party Lands (2):	
	Dun Laoghaire Rathdown County Council	
	Property Management Section,	
	Level 3	
	County Hall	
	Marine Road	
	Dun Laoghaire	
	Co. Dublin	
	A96 K6C9	
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>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
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

D17A/0597 & ABP Ref. 301315-18	Temporary Car Park	Grant Permission Application withdrawn at Appeal Stage
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.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X] No other recent applications. Full planning history outlined in planning report enclosed.
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent:		
No flood events are identified in the vicinity of the site.		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [] No:[X]
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.

Description as per Newspaper Notice:

We, Cornel Living Limited, intend to apply to An Bord Pleanála for planning permission for a 'Build to Rent' strategic housing development located on a site of c. 2.14 ha at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18, Co. Dublin.

The development will consist of the construction of a new residential development of 468 no. units in the form of 452 no. apartment units (41 no. studio apartment units, 257 no. 1 bed apartment units, 136 no. 2 bed apartment units; and 18 no. 3 bed apartment units) and 16 no. house units (10 no. 3 bed semi-detached house units and 6 no. 1 bed bungalow units). A café / restaurant of c. 140 sq m; office space of 149 sq m; concierge of c. 149 sq m and central residential tenant amenity space of c. 458 sq m is also proposed.

The following build - to - rent residential development is provided:

1. 452 build to rent apartment units (ranging from 1 - 12 storeys in height) in the form of 8 no. new residential blocks (Blocks A - H) as follows:
 - Block A (8 - 12 storeys) comprising 134 no. apartments (12 no. studio units, 93 no. 1 bed units and 29 no. 2 bed units);
 - Block B (2 - 9 storeys) comprising 103 no. apartments (18 no. studio units, 65 no. 1 bed units; 14 no. 2 bed units and 6 no. 3 bed units);
 - Block C (6 - 7 storeys) comprising 82 no. apartments (6 no. studio units, 60 no. 1 bed units and 16 no. 2 bed units);
 - Block D (5 storeys) comprising 36 no. apartments (1 no. studio unit, 5 no. 1 bed units; and 30 no. 2 bed units);
 - Block E (4 storeys) comprising 29 no. apartments (4 no. 1 bed units; and 25 no. 2 bed units);
 - Block F (2 - 4 storeys) comprising 56 no. apartments (4 no. studio units, 24 no. 1 bed units; and 16 no. 2 bed units and 12 no. 3 bed units);
 - Block G (3 storeys) comprising 6 no. apartments (3 no. 1 bed units and 3 no. 2 bed units); and
 - Block H (3 storeys) comprising 6 no. apartments (3 no. 1 bed units and 3 no. 2 bed units).
2. 10 no. 3 bed semi-detached houses (2 storey) and 6 no. 1 bed bungalows (1 storey) are proposed.

Adjacent to the existing pedestrian and vehicular access point from Old Bray Road there will be a café/restaurant of 140 sq m and residential amenity area at ground and first floor providing resident support services and concierge services of 149 sq m. At first floor level is a proposed commercial office space of c. 149 sq m. Located centrally within the development attached to the southern gable of Block B there is a two storey residential amenity space of c. 458 sq m; providing for resident support facilities and amenities including reading room, lounge, gym and terrace.

Each residential unit will be afforded with private open space in the form of a balcony/terrace/roof terrace or private rear garden area. Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards and gardens.

274 car parking spaces (273 at basement level and 1 at ground level), 616 bicycle parking spaces (512 at basement level and 104 at ground level) and 12 motorcycle spaces (12 at basement level) are proposed.

Basement areas of c. 9,024 sq m are proposed (Level -1) and include car parking, waste management areas and plant areas. 3 no. ESB substations and 3 no. Switch Rooms (c. 77 sq m combined) are proposed at ground level.

The development shall be served via the existing vehicular access point from the Old Bray Road. Upgrade works are proposed to this vehicular access point to facilitate the proposed development and to provide for improved access and egress for the overall development.

Provision is made for new pedestrian connections to Willow Grove; the N11; and Cornelscourt Village. Provision is also made for a new cyclist connection to the N11. A drop-off zone is also proposed at the entrance to the site.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; and electrical services.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.cornelscourtplanning.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in

accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: (Agent: Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin)

Date of publication: 20 December 2019

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

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	PAC/SHD/28/19
Meeting date(s):	27/02/2019
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-304647-19
Meeting date(s):	19/07/2019
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	

N/A

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Irish Daily Star Date: 20 December 2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer to above is "Yes", state date on which the site notice(s) was erected:	Date: 20 December 2019
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. 4 x Site Notices - Location of Site Notices identified on the Site Location Map	
(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"/> N/A

(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 checked="" type="checkbox"/>] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Prescribed Bodies required a digital copy only.
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> • Irish Water • National Transport Authority • Transport Infrastructure Ireland
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:	20 December 2019
(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?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
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:	N/A

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: [X] No: [] Refer to Statement of Consistency</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: [] No: [X] No Local Area Plan</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] Refer to Statement of Consistency N/A: []</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a</p>	<p>Enclosed: Yes: [X] No: []</p>

reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	Refer to Statement of Response to ABP Opinion N/A: []
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [X] No: [] Refer to Statement of Response to ABP Opinion N/A: []

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [X] No: []
--	--

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	6	329 m ²
2-bed	N/A	N/A
3-bed	10	1,200 m ²
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	16	1,529 m ²

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	41	1679.1 m ²
1-bed	257	12,500.4 m ²
2-bed	136	10,605.5 m ²
3-bed	18	1687.9 m ²
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	452	26,472.9 m²

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

(b) State total number of residential units in proposed development:	468
(c) State cumulative gross floor space of residential accommodation, in m ² :	28,001.9 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:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	No childcare facility / spaces provided.
Class 4 - Office	149 sq m
Class 4 - Café/Restaurant	140 sq m
Class 4 - Concierge	149 sq m
Class 4 - Residential Tenant Amenity Space	458 sq m
<p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>Please refer to Community Infrastructure Statement.</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	896 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	28,897.9 sqm
(d) Express 15(b) as a percentage of 15(c):	3.1 %

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	

	Please refer to Planning Report	
(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 Please refer to Planning Report	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please refer to Planning Report	
(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 Please refer to Utilities Chapter 14 of EIA for details on service infrastructure. Chapter 3 of the EIA refers to a 36 month construction period in terms of phasing.	
(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 (Full details set out in the enclosed planning report)	

<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 (See Statement of Response to An Bord Pleanála Opinion)</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 :	0 sq m
A. State gross floor space of any proposed demolition, in m ² :	0 sq m
B. State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 sq m
State total gross floor space of proposed works in m ² :	37,025 sq m

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

(a) State existing use of land or structure:	Greenfield
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Greenfield
(c) State proposed use(s):	Residential, residential tenant amenity space, concierge, ancillary office and café/restaurant.
(d) State nature and extent of any such proposed use(s):	Houses and Apartments, residential tenant amenity space, concierge, ancillary office and café/restaurant.
(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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	

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	

	for full detail on proposals.	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
(B) Proposed Wastewater Management / Treatment:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>

(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:

Confirmation of Feasibility and Statement of Design Acceptance is enclosed.

(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:

Confirmation of Feasibility enclosed.

(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:

Statement of Design Acceptance enclosed.

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

Enclosed:

Yes: No:

Please refer to DBFL Infrastructure Report for details on water supply.

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<p>Enclosed:</p> <p>Yes: [] No: [X]</p> <p>N/A</p>
---	--

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)?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to Traffic and Transport Assessment from DBFL.</p>
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to the Mobility Management Plan from DBFL.</p>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to the Preliminary Design Stage Quality Audit from DBFL.</p>

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	<p>Yes: [] No: [X]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>N/A</p>	

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.

Drawing registers enclosed with each drawing pack.

24. Application Fee:

(a) State fee payable for application:	€77,845.60
(b) Set out basis for calculation of fee:	
€130 per residential unit	<u>Residential Units</u> 468 units x €130 = €60,840
€7.20 per sqm of other use	<u>Residential Tenant Amenity Space</u> (458 sq m x €7.20) = €3,297.60
€10,000 EIAR	<u>Café/Restaurant</u> (140 sq m x €7.20) = €1,008
	<u>Office</u> (149 sq m x €7.20) = €1,072.80
	<u>Concierge</u> (149 sq m x €7.20) = €1,072.80
	<u>Sub Station</u> 77 sq m x €7.20 = €554.40
	<u>EIAR</u> €10,000


	Total = €77,845.60
(c) Is the fee enclosed with the application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

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 www.universaldesign.ie</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (Refer to Report by O’Herlihy Access Consultancy)</p>
---	--

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:	20 December 2019

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Cornel Living Limited
Surname:	/
Address Line 1:	Riverside One
Address Line 2:	Sir John Rogerson's Quay
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Co. Dublin
Country:	Ireland
Eircode:	D02 X576
E-mail address (if any):	mark.forrest@ardstone.com
Primary Telephone Number:	01-6141400
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Stephen Cassidy, Donal Mulcahy, Donal O'Neill and Ciaran Burns
Company Registration Number (CRO):	628404
Contact Name:	Mark Forrest
Primary Telephone Number:	01-6141400
Other / Mobile Number (if any):	01-6141400
E-mail address:	mark.forrest@ardstone.com

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

First Name:	Suzanne
Surname:	McClure
Address Line 1:	Brock McClure Consultants
Address Line 2:	63 York Road
Address Line 3:	/
Town / City:	Dun Laoghaire
County:	Co. Dublin
Country:	Ireland
Eircode:	A96 T0H4
E-mail address (if any):	suzanne@brockmcclure.ie
Primary Telephone Number:	086 2336112
Other / Mobile Number (if any):	N/A

Person responsible for preparation of maps, plans and drawings:

First Name:	Sean
Surname:	Attley
Address Line 1:	Henry J Lyons Architects
Address Line 2:	51-54 Pearse Street
Address Line 3:	
Town / City:	Dublin
County:	Co. Dublin
Country:	Ireland
Eircode:	D02 KA66
E-mail address (if any):	sean.attley@hjlyons.com
Primary Telephone Number:	01 - 888 3333
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Suzanne McClure
Mobile Number:	086-2336112
E-mail address:	suzanne@brockmcclure.ie

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.