

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

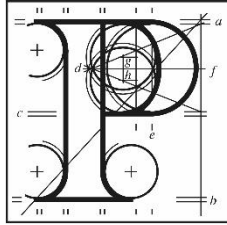
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	<b>Charter House, 5 Pembroke Row, Dublin 2.</b>
Company Registration No:	<b>231691</b>

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

Name:	<b>McCutcheon Halley Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin 7, D07 K271.</b>
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:	<b>Paul McVeigh</b>
Firm/Company:	<b>Conroy Crowe Kelly Architects and Urban Designers, 65 Merrion Square, Dublin, D02 DT32.</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Meath County Council</b>
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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:	<b>Land at Newtownmoyaghy,</b>
Address Line 2:	
Address Line 3:	
Town/City:	<b>Kilcock,</b>
County:	<b>Co. Meath.</b>
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<ul style="list-style-type: none"> <li>• 3124-B</li> <li>• 3124-D</li> <li>• 3125-A</li> <li>• 3125-B</li> <li>• 3125-C</li> <li>• 3125-D</li> </ul> <p><b>689500, 739600, ITM</b></p>
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p><b>Please see soft copy that includes the application boundary site as a CAD file in .dwg format, with all geometry referenced to ITM.</b></p>	
Area of site to which the application relates in hectares:	<b>24.24 Ha</b>

Site zoning in current Development Plan or Local Area Plan for the area:	<b>A2 – Residential (Phase II – Post 2019)</b> <b>F1 – Open Space</b>
Existing use(s) of the site and proposed use(s) of the site:	<b>Existing use – Agricultural / vacant</b> <b>Proposed use - Residential</b>

**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
	<b>X</b>		
Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:			
<b>N/A</b>			
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.	<b>McGarrell Reilly Homes, Charter House, 5 Pembroke Row, Dublin 2.</b>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ <b>X</b> ] No: [ ]	
If the answer is “Yes” above, identify the lands and state the nature of the control involved:  <b>The adjoining lands within the applicant’s control (ownership) are outlined in blue on the Site Location Plan that accompanies this application.</b>  <b>See Drawing Nos.:</b> <b>1829 P 101 - Site Location Plan (1:2500)</b> <b>1829 P 102 - Site Location Plan (1:1000)</b>			

## 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
<p>MCC Reg. Ref. DA/30481</p> <p>ABP Reg. Ref. PL17.207046</p>	<p>Infrastructural services including a distributor road of 0.57km, realignment of the R148 (Maynooth Road) and a roundabout junction to facilitate proposed development, localised re-alignment and culverting of the Rye Water River to facilitate junction, provision of underground utilities, flood protection works comprising of raising existing ground level by c.0.6m over a distance of 0.85km, and all associated works.</p>	<p>MCC Notification of Grant 05.04.2004.</p> <p>ABP refused on 31.08.04</p> <p>ABP refused the application due to concerns relating to its location in the natural flood plain of the Rye Water River. The Board were not satisfied, on the basis of the documentation submitted, that such development would not exacerbate the risk of flooding. It was also considered that the development would be contrary to the proper planning and sustainable development of the area.</p>
<p>MCC Reg. Ref. DA/50310</p>	<p>Development comprising of 357 No. dwellings and a site for a creche. The development also provides for the localised diversion and remodelling of the Rye Water River channel and construction of 9.7m span low profile arch bridge; roundabout junction with the R148 and proposed distributor road to the north; and all associated landscaping, car parking, development and works. A separate concurrent planning application was submitted to Kildare Co. Co. for the proposed development on lands located within its administrative area.</p>	<p>Refused on 16.05.06 for 6 No. reasons.</p>

<p><b>MCC Reg. Ref. DA/60558</b></p> <p><b>ABP Ref. PL17.223829</b></p>	<p>Development comprising of 336m new roadway comprising 7.3 carriageway; 2 no. 1.5m cycleways; 2 no. 2.0m footpaths, public lighting; 336m foul-water gravity sewer to service existing zoned lands; surface-water gravity sewer; 336m of Watermain including hydrants, sluice valves and air valves and all associated and ancillary siteworks. The new road will form a priority junction with the R125 and tie-in to a separate road proposal to the east of the application site to be lodged under separate applications with Meath and Kildare Co. Co. The development will also include a new 2m footpath along the western side of the R125 for the full extent of the applicant's landholding (c.185m).</p>	<p>MCC Notification of Grant 15.05.07.</p> <p>ABP refused on 03.10.08.</p> <p>ABP refused the application due to concerns relating to its location in the natural flood plain of the Rye Water River. The Board were not satisfied, on the basis of the documentation submitted, that such development would not exacerbate the risk of flooding in the area.</p> <p>It was also considered that the application should be accompanied by an EIA.</p>
<p><b>MCC Reg. Ref. DA/100614</b></p> <p><b>ABP Reg. Ref. PL17.238370</b></p>	<p>Application for ten-year planning permission for development of infrastructural works consisting of the provision and completion of a roundabout junction with the R148, the alignment of which is substantially within the administrative area of Kildare Co. Co. and is the subject of a separate and concurrent application, provision of a 7.3m wide distributor road alignment with integrated cycle track, 2m wide pedestrian paths and associated works.</p>	<p>MCC Notification of Grant 23.12.10.</p> <p>ABP Grant on 15.01.13.</p>
<p><b>MCC Reg. Ref. DA/100697</b></p> <p><b>ABP Reg. Ref. PL17.239375</b></p>	<p>The proposed infrastructural works formed part of a comprehensive overall coordinated design for the delivery of a distributor road, associated services, new signalled controlled junction to the R125 and flood mitigation works which are included as objectives in the Kilcock Environs Local Area Plan (LAP) 2009-2015.</p>	<p>MCC Notification of Grant 12.07.11</p> <p>ABP Grant on 04.01.13</p>
<p><b>KCC Reg. Ref. 10571</b></p>	<p>10-year planning permission for development of infrastructural works in the townland of Branganstown, Kilcock, Co. Kildare. The development will consist of a partial realignment of the R148 over a length of 0.2 km to provide for a roundabout junction facilitating access to zoned lands north of the site within the administrative area of Meath Co. Co. These works include associated drainage infrastructure including sewer connection to the approved Kildare Co. Co. Lower Liffey Valley Sewerage Scheme and provision of watermain to connect to the existing public main at Shaw Bridge and associated works.</p>	<p>KCC notification of grant permission on 31.03.11</p> <p>ABP grant permission on 15.01.13</p>

<p><b>MCC Reg. Ref. RA/150188</b></p> <p><b>ABP Reg. Ref. PL17.246143</b></p>	<p>A 10-year planning permission for development consisting of the development of 200 new residential dwellings together with ancillary public open space provision, including a riverside linear park along the Rye Water River and creche (592sqm GFA). The proposed development provides for a total of 400 no. ancillary residential car parking spaces and a further 24 no. ancillary car parking spaces in connection with the creche. The proposed development is facilitated by and integrates with permitted infrastructure development and works within the administrative area of Meath Co. Co. permitted by An Bord Pleanála under ABP Ref. PL17.238370 (MCC Ref. DA/100614) and ABP Ref. PL17.239375 (MCC Ref. DA/100697).</p>	<p>MCC refused permission on 14.01.16</p> <p>ABP refused permission on 29.07.16</p> <p>ABP refused the application as Objective RD OBJ 1 of the Kilcock Environs Written Statement, as set out in the Meath Co. Development Plan 2013–2019, reserved a 1.6ha site for a primary school within the area zoned for development east of the R125. It also required that the school be located adjacent to the neighbourhood centre. It was considered by the Board that the proposed scale of development on site and on the adjacent site would together bring the Kilcock housing allocation towards substantial completion as set out in the Core Strategy. Having regard to the scale proposed on both sites, it was considered that, in the absence of a school site adjacent to the neighbourhood centre, the proposed development would fail to set out a coherent strategy for the co-ordinated, integrated and sustainable development of these strategic lands, would materially contravene Objective RD OBJ 1 and would be contrary to the proper planning and sustainable development of the area.</p>
<p><b>MCC Reg. Ref. RA/150205</b></p> <p><b>ABP Reg. Ref. PL17.246141</b></p>	<p>10-year planning permission consisting of the development of 152 no. new residential dwellings together with ancillary public open space provision, including a riverside linear park along the Rye Water River and childcare facility (337sq.m GFA). The proposed development provides for a total of 304 no. ancillary residential car parking spaces and a further 18 no. ancillary car parking spaces in connection with the creche. The proposed development is facilitated by and integrates with permitted infrastructure development and works within the administrative area of Meath Co. Co. permitted by An Bord Pleanála under ABP Ref. PL17.238370 (MCC Ref. DA/100614) and ABP Ref. PL17.239375 (MCC Ref. DA/100697).</p>	<p>MCC notification of grant permission 14.01.16</p> <p>ABP grant permission on 29.06.2016</p>



<b>MCC Reg. Ref.</b> <b>RA/161443</b>	10-year planning permission comprising of 187 no. residential dwellings. The development also includes ancillary public open space including part of a riverside linear park along the Rye Water River, a Creche (652GFA sqm), 359 no. ancillary residential car parking spaces & 18no. crèche car parking spaces & all associated infrastructure, development & works. The proposed development is facilitated by and integrates with permitted infrastructure development & works within the administrative area of Meath County Council permitted by An Bord Pleanála under ABP Ref. PL17.238370(MCC Ref DA/100614) and ABP Ref 17.239375(MCC Ref. DA/100697).	MCC notification of grant permission 31.10.17
<b>MCC Reg. Ref.</b> <b>RA/170429</b>	The amendments to 23 No. 4 bedroom 2-storey houses type D1 in the development (to be known as Millerstown) and approved by Plan Reg. No. RA/150205 & PL.177.246141.	MCC notification of grant 13.06.17
<b>MCC Reg. Ref.</b> <b>RA/181517</b>	The proposed development will comprise of minor revisions to layout and the change of house type on 6 No. sites, in the development (to be known as Millerstown) and approved by Plan Reg No. RA/150205 & PL.177.246141.	MCC notification of grant permission 18.02.19
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.: <b>N/A</b>		
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 ]
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): <b>N/A</b>		
Is the applicant aware of the site ever having been flooded?		Yes: [ X ] No: [ ]
If the answer is "Yes" above, please give details e.g. year, extent:  <b>A portion of the site in open space/flood plain areas has suffered from flooding in the past. There is no history of flooding where any dwellings are proposed i.e. all dwellings are located in Flood Zone C. Flood mitigation works were undertaken in 2017/2018 in compliance with planning permissions PL17.238370, PL09.238818 and PL17.246141. All flooding is contained within these flood mitigation works and no dwelling is located within same. These designs were validated by RPS, the consultant who prepared the Kilcock FRAMS, and certified as complete by DBFL Consulting Engineers and confirmed as compliant by Meath County Council in November 2018.</b>  <b>Please refer to separate Site-Specific Flood Risk Assessment prepared by DBFL for further details with predicted flood mapping extents included.</b>		

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:  <b>N/A</b>	

## 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:

- i. **The construction of 575 No. residential units, all with private amenity space, with a cumulative Gross Floor Area of 60,326.9 square meters comprising:**
  - a. **43 No. 2-bedroom, 2-storey houses and associated amenities and car parking;**
  - b. **270 No. 3-bedroom, 2-storey houses and associated amenities and car parking;**
  - c. **45 No. 4-bedroom, 2-storey houses and associated amenities and car parking;**
  - d. **30 No. 4-bedroom, 3-storey houses and associated amenities and car parking;**
  - e. **3 No. apartment blocks ranging in height from 3-5 storeys providing for;**
    - i. **20 No. 1-bedroom apartment units with all associated amenities and car parking; and,**
    - ii. **46 No. 2-bedroom apartment units with all associated amenities and car parking;**
  - f. **121 No. duplex and corner block units 3-storeys in height providing for;**
    - i. **15 No. 1-bedroom duplex units with all associated amenities and car parking;**
    - ii. **21 No. 2-bedroom duplex units with all associated amenities and car parking;**
    - iii. **6 No. 3-bedroom duplex units with all associated amenities and car parking;**
    - iv. **29 No. 1-bedroom corner block units with all associated amenities and car parking;**
    - v. **42 No. 2-bedroom corner block units with all associated amenities and car parking; and,**
    - vi. **8 No. 3-bedroom corner block units with all associated amenities and car parking.**
- ii. **The construction of a creche with a gross floor area of 623 square metres, an associated external play area and 14 No. car parking spaces;**
- iii. **The provision of 314 No. bicycle parking spaces incorporating 163 No. long-term bicycle parking spaces and 151 No. short-term bicycle parking spaces;**
- iv. **New boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting, bin storage, ESB substations and all ancillary works;**
- v. **Provision of new GAA changing room facilities with a Gross Floor Area of 97 square meters, associated entrance road and 40 No. car parking spaces;**
- vi. **The erection of 2 No. 13m lattice masts in the southern section of the site together with the relocation underground of 2 No. 10kV and 2 No. 38kV overhead lines;**
- vii. **Infrastructure works including:**

<ul style="list-style-type: none"> <li>○ <b>Surface Water</b> – Surface water from the northern site will be discharged into 1 No. detention basin to the south of the proposed development site. Surface water from the southern site will be discharged into a detention basin to the southeast of the development site.</li> <li>○ <b>SUDS</b> measures such as permeable paving, swales, filter trenches etc. will be provided to intercept and provide treatment to surface-water run-off at source.</li> </ul> <p><b>An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and are submitted with the application documents.</b></p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p><b>See Drawing Nos.:</b>  <b>1829 P 101 - Site Location Plan (1:2500)</b>  <b>1829 P 102 - Site Location Plan (1:1000)</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p> <p><b>See Drawing Nos.:</b>  <b>1829 P 104 - Site Layout Plan Overall (Scale 1:1000)</b>  <b>1829 P 105 - Site Layout Plan – North (Scale 1:500)</b>  <b>1829 P 106 - Site Layout Plan – South (Scale 1:500)</b>  <b>1829 P 112 - Site Layout Plan – Middle (Scale 1:500)</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p><b>No reference number provided by Meath Co. Co.</b></p>
<p>Meeting date(s):</p>	<p><b>26 February 2019</b></p>
<p><b>(B) Consultation with An Bord Pleanála:</b></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>	
<p>An Bord Pleanála reference number:</p>	<p><b>ABP-304422-19</b></p>
<p>Meeting date(s):</p>	<p><b>20 June 2019</b></p>

**(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:

Meath County Council

Irish Water

Department of Education and Skills

ESB Networks

**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?	<b>Enclosed:</b> 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:	<b>Irish Daily Star</b> <b>20 December 2019</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> 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:	<b>20 December 2019</b>
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application. <b>See Site Location Map submitted with application details relating to the location of site notices.</b>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [ <b>X</b> ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ ] No: [ <b>X</b> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <b>X</b> ] No: [ ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ <b>X</b> ] No: [ ]
(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: [ <b>X</b> ] No: [ ]
(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: [ <b>X</b> ] No: [ ] N/A: [ ]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ol style="list-style-type: none"> <li>1. <b>National Transport Authority</b></li> <li>2. <b>Irish Water</b></li> <li>3. <b>Transport Infrastructure Ireland</b></li> <li>4. <b>Minister for Culture, Heritage and the Gaeltacht</b></li> <li>5. <b>Heritage Council</b></li> <li>6. <b>An Taisce – the National trust for Ireland</b></li> <li>7. <b>Kildare County Childcare Committee</b></li> </ol>
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:	<b>23 December 2019</b>
(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: [ ] No: [ <b>X</b> ]

<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><b>Not Applicable</b></p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><b>Not Applicable</b></p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>Not Applicable</b></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: <b>See Planning Report and Statement of Consistency.</b></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan: <b>See Planning Report and Statement of Consistency.</b></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000: <b>See Planning Report and Statement of Consistency.</b></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	



<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p> <p><b>See Response to An Bord Pleanála Pre-Application Consultation Opinion submitted with this application.</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input 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><b>See Response to An Bord Pleanála Pre-Application Consultation Opinion submitted with this application.</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input type="checkbox"/> ]</p>

**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>See Principle of Development report and Planning Report and Statement of Consistency submitted with this application.</b></p>	<p><b>Enclosed:</b></p> <p>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</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	<b>0</b>	<b>n/a</b>
2-bed	<b>43</b>	<b>3,655</b>
3-bed	<b>270</b>	<b>30,241.4</b>
4-bed	<b>75</b>	<b>10,110.4</b>
4+ bed	<b>0</b>	<b>n/a</b>
<b>Total</b>	<b>388</b>	<b>44,006.8</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	<b>0</b>	<b>n/a</b>
1-bed	<b>64</b>	<b>3,196.9</b>
2-bed	<b>109</b>	<b>9,241.7</b>
3-bed	<b>14</b>	<b>1,614.4</b>
4-bed	<b>0</b>	<b>n/a</b>
4+ bed	<b>0</b>	<b>n/a</b>
<b>Total</b>	<b>187</b>	<b>14,053.0</b>

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

(b) State total number of residential units in proposed development:	<b>575 No. units</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>60,326.9 sqm</b>

**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>
<b>Creche</b>	<b>623 sqm</b>
<b>GAA Changing Rooms</b>	<b>97 sqm</b>
<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> :	<b>720 sqm</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>61,046.9 sqm</b>
(d) Express 15(b) as a percentage of 15(c):	<b>1.18%</b>

## 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?	<b>X</b>	
(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?	<b>X</b>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b>	
(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?	<b>X</b>	
(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.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?		<b>X</b>

<p>If "Yes", enclose a brief explanation with this application.</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>		<b>X</b>
<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>		<b>X</b>
<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>		<b>X</b>
<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>		<b>X</b>
<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>		<b>X</b>

<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><b>X</b></p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p><b>X</b></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><b>X</b></p> <p>Refer to Cover Letter for details of information accompanying this application.</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> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>61,046.9 sqm</b>

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

(a) State existing use of land or structure:	<b>Agriculture / Vacant</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>Agriculture</b>
(c) State proposed use(s):	<b>Residential, creche, recreational and associated infrastructure.</b>
(d) State nature and extent of any such proposed use(s):	<b>575 No. residential units, 1 No. creche, GAA changing rooms and associated infrastructure and site works.</b>
<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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input 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?	<b>X</b>	
(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— <ul style="list-style-type: none"> <li data-bbox="300 674 1031 1122">(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</li> </ul>	<b>X</b>	
<ul style="list-style-type: none"> <li data-bbox="300 1144 1031 1447">(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</li> </ul>	<b>X</b>	
<ul style="list-style-type: none"> <li data-bbox="300 1471 1031 1552">(iii) a layout plan showing the location of proposed Part V units in the development?</li> </ul>	<b>X</b>	
(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.	<b>N/A</b>	<b>N/A</b>



**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): \_\_\_\_\_

<b>(D) Irish Water Requirements:</b>	
<p>Please submit the following information:</p> <p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. <b>See Infrastructure Design Report for Confirmation of Feasibility</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>(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.).</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [   ] No: [ <b>X</b> ]</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)?	<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 checked="" type="checkbox"/> ] No: [ <input 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.
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**24. Application Fee:**


(a) State fee payable for application:	<b>€80,000</b> <b>*Maximum fee applies</b>										
<p>(b) Set out basis for calculation of fee:</p> <table border="1" data-bbox="260 479 863 725"> <tr> <td>575 No. units x 130 per unit</td> <td style="text-align: right;">74,750</td> </tr> <tr> <td>Other uses on land (creche (623 sqm) , GAA changing rooms (97sqm)) etc. @ 7.20 per sqm.</td> <td style="text-align: right;">5,184</td> </tr> <tr> <td>Submission of EIAR</td> <td style="text-align: right;">10,000</td> </tr> <tr> <td>Submission of NIS</td> <td style="text-align: right;">10,000</td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td style="text-align: right;"><b>99,934</b></td> </tr> </table>	575 No. units x 130 per unit	74,750	Other uses on land (creche (623 sqm) , GAA changing rooms (97sqm)) etc. @ 7.20 per sqm.	5,184	Submission of EIAR	10,000	Submission of NIS	10,000	<b>Total</b>	<b>99,934</b>	<b>*Maximum fee applies</b>
575 No. units x 130 per unit	74,750										
Other uses on land (creche (623 sqm) , GAA changing rooms (97sqm)) etc. @ 7.20 per sqm.	5,184										
Submission of EIAR	10,000										
Submission of NIS	10,000										
<b>Total</b>	<b>99,934</b>										
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>										

**25. Universal Design:**

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

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

Signed: (Applicant or Agent as appropriate)	
Date:	<b>23 December 2019</b>

**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 Director(s):</b>	<b>Sean Reilly, Raymond Reilly, Deirdre Reilly</b>
<b>Company Registration Number (CRO):</b>	<b>231691</b>
<b>Contact Name:</b>	<b>Sharon Reilly / Nodhlaig Barry</b>
<b>Primary Telephone Number:</b>	<b>01 4161300</b>
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	<a href="mailto:info@mcgarrellreilly.ie">info@mcgarrellreilly.ie</a>

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

<b>First Name:</b>	<b>Jim</b>
<b>Surname:</b>	<b>Keogan</b>
<b>Address Line 1:</b>	<b>McCutcheon Halley Chartered Planning Consultants</b>
<b>Address Line 2:</b>	<b>Kreston House</b>
<b>Address Line 3:</b>	<b>Arran Court, Arran Quay</b>
<b>Town / City:</b>	<b>Dublin 7</b>
<b>County:</b>	<b>Dublin</b>
<b>Country:</b>	<b>Ireland</b>
<b>Eircode:</b>	<b>D07 K271</b>
<b>E-mail address (if any):</b>	<a href="mailto:jkeogan@mhplanning.ie">jkeogan@mhplanning.ie</a>
<b>Primary Telephone Number:</b>	<b>01 8044477</b>
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	<b>Paul</b>
<b>Surname:</b>	<b>McVeigh</b>
<b>Address Line 1:</b>	<b>Conroy Crowe Kelly Architects</b>
<b>Address Line 2:</b>	<b>65 Merrion Square</b>
<b>Address Line 3:</b>	
<b>Town / City:</b>	<b>Dublin</b>
<b>County:</b>	
<b>Country:</b>	<b>Ireland</b>
<b>Eircode:</b>	<b>D01 DT32</b>
<b>E-mail address (if any):</b>	<a href="mailto:paulmcveigh@cck.ie">paulmcveigh@cck.ie</a>
<b>Primary Telephone Number:</b>	<b>01 6613990</b>
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	<b>Nodhlaig Barry</b>
<b>Mobile Number:</b>	<b>086 7756387</b>
<b>E-mail address:</b>	<a href="mailto:nodhlaig@mcgarrellreilly.ie">nodhlaig@mcgarrellreilly.ie</a>

### **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.