

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

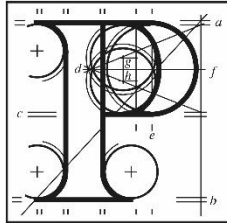
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Application Form in respect of a Strategic Housing Development

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

1. Applicant:

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

Registered Address of Company:	15 Merrion Square North, Dublin 2, D02 YN15
Company Registration No:	610609

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

Name:	Brady Shipman Martin
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:	John Macken
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands at Castleforbes Business Park
Address Line 2:	Sheriff Street Upper and East Road
Address Line 3:	
Town/City:	
County:	Dublin 1
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS MAP SERIES: 1:1000 OS MAP REF: 3264-02 OS sheet 3264-02, 3198-22, 3198-23, 3264-03 Grid Reference- 53.350462, -6.232916
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	2.44 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z14

Existing use(s) of the site and proposed use(s) of the site:	Current use as industrial business park. Proposed use is a primarily residential development with crèche, retail/café/restaurant, cultural uses.
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Some of the lands included within the red line are in the ownership of Dublin City Council- a letter of consent is included.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Glenveagh Living Ltd. 15 Merrion Square North, Dublin 2, D02 YN15		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [✓] No: []	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: Applicant is the owner of the site to the east making up the remainder of the Castleforbes Business Park (which is subject of a final grant from Dublin City Council Ref.: 3433/19) and lands to the North subject of a final grant for SHD residential development from An Bord Pleanala (PL29N.304710).			

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>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
0587/97	Reconstruction and sub-division of warehouse.	Grant
3412/08 (3412/08/x1)	The proposed development consists of a building ranging in height from 8 to 10 storeys (33,257sqm) incorporating 4 levels of basement car parking (314 spaces) and ancillary areas. The south western corner of the proposed building fronts onto Sheriff Street Upper and extends to 8 storeys in height. An 8 storey glazed atrium with internal bridges on all levels between the 2nd and 7th floor forms a link to the 10 storey element of the building.	Grant
3433/19 There is a red line boundary overlap with this development.	The proposed development consists of the demolition and partial demolition of all existing structures and the construction of a commercial office building and a 262 bedroom hotel. The commercial office building, to the west of the site, ranges in height from 6 to 9 storeys plus plant zone (maximum height of c.40m) with a total gross floor area of c. 10,265sq.m. The hotel, to the east of the site, contains 270 bedrooms and ranges in height from 7 to 10 storeys (maximum height of c.35.21m) with total gross floor area of c. 9,644 sq.m.	Grant
2143/20 There is a red line boundary overlap with this development.	The proposed development consists of the demolition of all existing structures on the site and the construction of a 219 bedroom hotel ranging in height from 6 to 9 storeys (maximum height of c.33.95m) with total gross floor area of c.9,241sq.m (incl. basement).	Grant

<p>3197/20</p> <p>There is a red line boundary overlap with this development.</p>	<p>Amendments to the permitted hotel and office, permitted under 3433/19, to the east of the site to include minor alterations to the permitted buildings including minor reconfiguration of the permitted building footprints resulting in an overall increase in office floor space of 670 sq.m and hotel floor space of 393 sq.m.</p>	<p>Grant</p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [] No: [✓]</p>
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [✓] No: []</p>
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<p>PL29N.304710- Site at 1-4 East Rd, Dublin 3. Permission granted under SHD for 554 residential units and mixed use development.</p>		
<p>Is the applicant aware of the site ever having been flooded?</p>		<p>Yes: [] No: [✓]</p>
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p>		
<p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p>		<p>Yes: [] No:[✓]</p>
<p>If the answer is “Yes” above, please give details:</p>		

9. Description of the Proposed Strategic Housing Development:

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

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

The development will consist of:

1. Demolition of all structures on the site (combined gross floor area of c.15,125 sq.m) and the construction of a mixed use residential scheme set out in 9 no. blocks, ranging in height from 1 to 18 storeys, above part basement/upper ground level, containing 702 no. Build to Rent (BTR) residential units, with associated mixed uses including, 3 no. retail/café/restaurant units, cultural/community building, residential tenant amenity, in addition to a standalone three storey childcare facility, all with a total cumulative gross floor area of c.63,025 sq.m (excluding below podium parking and plant areas). The site will accommodate 179 no. car parking spaces, 1,392 total no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public space, residential podium courtyards and upgraded public realm on Sheriff Street Upper and East Road.
2. The 8 no. residential blocks range in height from 1 storey to 18 storeys, (including podium and ground floor uses) accommodating 702 no. Build to Rent residential units comprising 100 studios, 406 no. 1 bed units, 8 no. 2 bed duplex units, 169 no. 2 bed units, 15 no. 3 bed units, and 4 no. live-work duplex units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over part basement level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:
 - Block A1 is a 1 to 9 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 82 no. units;
 - Block A2 is a 1 to 9 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 136 no. units;
 - Block B3 is a 7 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 94 no. units;
 - Block B4 is a 7 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 49 no. units;
 - Block C1 is a 6 to 12 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 107 no. units;
 - Block C2 is a 1 to 18 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 98 no. units;
 - Block C3 is a 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 74 no. units;
 - Block C4 is a 13 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 62 no. units;
 - Residential tenant amenity space is provided in Blocks A1, B3, & C2 to include a total floorspace of c. c.1,263.9 sq.m.

3. The residential buildings sit above a part basement and ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses located onto Sheriff Street and into the central open space include a 6 storey (incl. plant floor) cultural/community building of c. 2,859.5 sq.m and 3 no. retail/restaurant/cafe units with a total floor area of c.1,154.2 sq.m. The proposed development also includes a standalone three storey (incl. external play area at second floor level) childcare building of c.469.6 sq.m. Total gross floor area of proposed other uses is c.4,483.3.m.
4. Two vehicular access points are proposed along Sheriff Street, and the part basement car parking is split into two areas accordingly, accommodating 1,040 residential bicycle parking spaces, 179 car parking spaces, plant, storage areas and other associated facilities. The main pedestrian access is located centrally along Sheriff Street with an additional access point from East Rd across the western podium. The proposed development also includes for upgrades to existing junctions and existing road layout including alterations to existing street parking along Sheriff St Upper.
5. The development also includes for a new landscaped central open space opening onto Sheriff Street Upper. External residential amenity space is provided in two podium courtyards and external roof terraces throughout the scheme. The application also includes for an interim pocket park on the corner of Sheriff Street and East Rd to be provided as a temporary park prior to the delivery of the permitted hotel on this part of the site.
6. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.

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

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

SHDPAC0070/18

Meeting date(s):

- 22 January 2019
- 6 March 2019
- 25 April 2019
- 27 May 2019
- 30 July 2019
- 10 September 2019
- 1 October 2019
- 25 April 2020

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:

ABP-306163-19

Meeting date(s):

7th February 2020

(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:

N/A

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star 4th December 2020</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>4th December 2020 (Yellow notice due to red line overlap with adjacent site)</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. National Transport Authority. 2. Transport Infrastructure Ireland. 3. Irish Rail. 4. Commission for Railway Regulation. 5. Irish Water. 6. Dublin City Council Childcare Committee. 7. Irish Aviation Authority.
<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>4th December 2020</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:</p>	
<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	

12. Statements Enclosed with the Application Which:

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

statement setting out any changes made to the proposals in consequence.	
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

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

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

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	101	3,963
1-bed	407	21,129
2-bed	179	16,274
3-bed	15	1,642
4-bed		
4+ bed		
Total	702	43,008

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

(b) State total number of residential units in proposed development:	702
(c) State cumulative gross floor space of residential accommodation, in m ² :	<p>43,008 sq.m total residential GFA</p> <p>44,271.9 sq.m total residential and residential amenity GFA</p>

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare Facility	469.6
Retail/Restaurant/Café Units	1154.2
Cultural building	2859.5
<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>	

(b) State cumulative gross floor space of non-residential development in m ² :	4483.3
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	48,755.2
(d) Express 15(b) as a percentage of 15(c):	9.1 %

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

<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>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓

<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		<p>✓</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>✓</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>✓</p>	

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 :	15,125
State gross floor space of any proposed demolition, in m ² :	15,125
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	63,025.1 sq.m (excl. basements)

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

(a) State existing use of land or structure:	Current use as a business park including light industrial and mixed uses
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	n/a
(c) State proposed use(s):	Residential mixed use development
(d) State nature and extent of any such proposed use(s):	702 Built To Rent Residential Units and tenant amenity Childcare Facility- 469.6sq.m Retail/Restaurant/Café Units- 1154.2 sq.m Cultural building 2859.5 sq.m Central Public Open Space Temporary Pocket Park
(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?	✓	
(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 1128">(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 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1151 1031 1458">(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 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1480 1031 1565">(iii) a layout plan showing the location of proposed Part V units in the development? 	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

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

(b) Public Mains: [✓]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

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

(b) Public Sewer: [✓]

Conventional septic tank system: []

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

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

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [✓]

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

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

Enclosed:

Yes: [] No: []

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

Enclosed:

Yes: [] No: []

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

Enclosed:

Yes: [] No: []

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

Enclosed:

Yes: [] No: []

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

Enclosed:

Yes: [] No: []

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input 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?	Enclosed: 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.

24. Application Fee:


(a) State fee payable for application:	€ 80,000 (Max Fee)
(b) Set out basis for calculation of fee:	702 units @ €130 per unit = €91,260 4,483 sq.m of other uses @ 7.20 per sq.m = €32,277.60 EIAR @ €10,000 Total Fee €133,537.6 - capped at €80,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: [] No: [✓] Confirmation of EFT payment attached

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [✓] No: []
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Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	4 th December

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Glenveagh Living Ltd.
Surname:	
Address Line 1:	15 Merrion Square North
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 YN15
E-mail address (if any):	enquiries@glenveagh.ie
Primary Telephone Number:	+353 (0)1 556 5600
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Stephen Garvey, Michael Rice, John Mulcahy
Company Registration Number (CRO):	610609
Contact Name:	Catherine Bennett
Primary Telephone Number:	+353 (87) 711 4983
Other / Mobile Number (if any):	01 5565651
E-mail address:	catherine.bennett@glenveagh.ie

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

First Name:	Sorcha
Surname:	Turnbull
Address Line 1:	Brady Shipman Martin
Address Line 2:	Block B, Canal House
Address Line 3:	Canal Road
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06
E-mail address (if any):	sorchaturnbull@bradyshipmanmartin.com
Primary Telephone Number:	01-2081900
Other / Mobile Number (if any):	085-1401677

Person responsible for preparation of maps, plans and drawings:

First Name:	Derek
Surname:	Murphy
Address Line 1:	The Chapel
Address Line 2:	Mount Saint Anne's
Address Line 3:	
Town / City:	Milltown
County:	Dublin 6
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	dmurphy@omp.ie
Primary Telephone Number:	01- 202 7400
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Catherine Bennett</u>
Mobile Number:	<u>+353 (87) 711 4983</u>
E-mail address:	<u>catherine.bennett@glenveagh.ie</u>

APPENDIX 1- LETTER OF CONSENT
FROM
DUBLIN CITY COUNCIL



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Environment and Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach
An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 E: transportplanning@dublincity.ie

Sorcha Turnbull
Brady Shipman Martin
Canal House
Canal Road
Dublin 6

4th November 2020

Re: Letter of Consent to Planning Application

Site: Strategic Housing Development Planning Application for mixed use residential development on lands at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1.

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the footpath and roadway onto Sheriff Street Upper and East Road as indicated in green on attached drawing (dwg.no 1826-OMP-ST-ST-DR-A-1002 – Site Ownership Map)

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a Strategic Housing Development (SHD) application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted by An Bord Pleanála and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,

Dermot Collins

Executive Manager

