

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

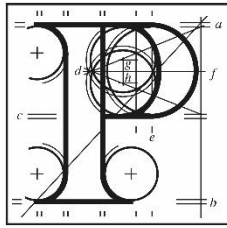
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	GLL PRS Holdco 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:	632304

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

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

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Georgina Vernon
Firm/Company:	MCA Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Deer Park
Address Line 2:	
Address Line 3:	
Town/City:	Howth
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3134-20 3135-11 3135-16 3134-15 <u>ITM Centre Point Coordinates:</u> X,Y = 727599, 739306
<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>Please see Drawing Reference 1135 - Site Boundary ITM Coordinate Reference.dwg included in the softcopy that accompanies this SHD Application.</p>	
Area of site to which the application relates in hectares:	1.7438 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<ul style="list-style-type: none"> • 1.16ha: RS – Residential and the objective is to provide for residential development and to protect and improve residential amenity. The proposed residential buildings together with all ancillary

	<p>infrastructure is wholly contained within the RA zoning.</p> <ul style="list-style-type: none"> • 0.58ha: HA - High Amenity the objective of which is to protect and enhance high amenity areas.
Existing use(s) of the site and proposed use(s) of the site:	Undeveloped greenfield (RA zoning) and active recreation, golfcourse (HA zoning)

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
N/A			
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.	GLL PRS Holdco Limited 15 Merrion Square North, Dublin 2 D02 YN15		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [X] No: []		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
Land to the south of the subject site identified within the blue line on Drawing No. 1100 Site Location Map (MCA Architects) is owned by the Applicant.			

8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p> <p>Note: the HA zoned area is part of Deerprk Golf Club that is understood to have been developed c. 1970. A search of the planning register did not identify any planning history.</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<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>		
<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>Reg. Ref. No. / An Bord Pleanála Ref. No.</p>	<p>Nature of Proposed Development</p>	<p>Final Decision by Planning Authority / An Bord Pleanála</p>
<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p> <p>N/A</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<p>ABP Ref. 306102: Techrete Site, Beshoff Motors, Garden Centre, Howth Road, Howth, Dublin 13. Location: Northeast of the proposed development site. Demolition of structures on site, construction of 512 no. apartments, 2 shops, a crèche, a café and a restaurant and associated site works. Permission Granted 3rd April 2020</p>		
<p>Is the applicant aware of the site ever having been flooded?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

If the answer is “Yes” above, please give details e.g. year, extent:

N/A

Note:

Please see the Flood Risk Assessment Report (BMCE) that accompanies this submission.

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[X]

If the answer is “Yes” above, please give details:

N/A

9. Description of the Proposed Strategic Housing Development:

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

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

The development will consist of;

- 162 no. residential units distributed across 3 no. blocks (A, B & C) ranging in height from 5-6 storeys, with a cumulative gross floor area (GFA) of 13,337.10 sq.m comprising;
 - 29 no. 1-bedroom units, - 17.9%
 - 104 no. 2-bedroom units and – 64.2%
 - 29 no. 3-bedroom units – 17.9%
- 3 no. resident services and amenity rooms (1 no. in each block A-C) to accommodate co-working space, a community room and a meeting room (combined GFA 108 sq.m)
- 132 no. car parking spaces at basement level (underlying Blocks A & B) including 6 no. accessible spaces, 13 no. electric vehicle spaces and 4 no. car sharing spaces;

- iv. 325 no. residents bicycle parking spaces (long-stay) at basement level, and 30 no. visitor bicycle parking spaces (short-stay) at surface level;
- v. communal amenity space in the form of courtyards and roof gardens (combined 2,192 sq.m)
- vi. public open space of 1,161 sq.m including a botanic garden and pocket park;
- vii. a single storey ESB sub-station and switch room (45.5 sq.m);
- viii. demolition of 2 no. sections of the existing demesne northern boundary wall to provide, a primary access (vehicular/pedestrian/cyclist) to the northwest and a separate pedestrian/cyclist access at the centre;
- ix. restoration and refurbishment of the remaining extant northern and eastern demesne boundary wall;
- x. change of use and regrading of part of the Deer Park Golf Course from active recreation use to passive amenity parkland and planting of a woodland belt on the southern boundary;
- xi. undergrounding of existing ESB overhead lines, and, relocation of the existing gas main; and,
- xii. all ancillary site development works including waste storage and plant rooms at basement level, drainage, landscaping/boundary treatment and lighting.

The total **number and mix of apartments** is set out below.

Building Ref.	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Total
A	9	1	31	11	52
B	9	1	31	11	52
C	11	1	39	7	58
Total	29	3	101	29	162
Mix	17.9%	64.2%		17.9%	-

An **Environmental Impact Assessment Report and Natura Impact Statement** accompany this SHD application under separate cover and conclude that post-mitigation, the proposed development will not give rise to likely significant negative effects on the environment.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale. Please see Drawing no. 1100– Site Location Map submitted under separate cover.</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. Please see Drawing no. 1101 – Site Layout Plan submitted under separate cover.</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:	Fingal County Council
Meeting date(s):	Pre-Planning Meeting June 2019 Pre-Planning Meeting January 2020 <i>Note:</i> <i>Please refer to accompanying Planning Statement and Statement of Consistency with Fingal County Development Plan 2017-2023 prepared by Mc Cutcheon Halley Chartered Planning Consultants for full details of pre-planning consultation meetings held with Fingal County Council.</i>
(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-308497-20
Meeting date(s):	13th January 2021
(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:	
<p>A Pre-connection enquiry was submitted to Irish Water with respect to proposed drainage arrangements. Confirmation of Feasibility and a Statement of Design Acceptance was received and is appended to the Infrastructure Report (BMCE) and the Cover Letter that accompany this submission.</p> <p>A consultation letter was submitted by email to the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht by the project ecologist, Scott Cawley on 9th February 2021. The letter included an outline description of the proposed development, and a request for any comments on the proposal. No response has been received by Scott Cawley prior to submission of the planning application for the proposed development.</p>	

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>The Irish Daily Star 04.06.2021</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 June 2021</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><u>Note:</u> The proposed development does not fall within development classes set out in Part 1 of Schedule 5 and EIA is therefore not mandatory.</p> <p>The proposed development falls within the category of an 'Infrastructure Project' listed in Schedule 5, Part 2 (10) (b) of the PDRs, which provides that a mandatory EIA must be carried out for projects including inter alia:</p> <p><i>10b) (i) Construction of more than 500 dwellings</i> The proposed development is for 162 no. residential units and is significantly below the 500 dwellings threshold. Accordingly, it does not meet or exceed the threshold of 500 dwellings and EIA is therefore not mandatory.</p> <p><i>10b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)</i> The proposed development site is surrounded by residential development, a golf course and demesne lands and does not satisfy the definition of business district. The applicable area threshold is therefore 10 hectares, and the proposed</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

<p>development site is 1.7 hectares. Accordingly, an EIA is not mandatory.</p> <p>Chapter 1 of the EIAR includes the information requirements of Schedule 7 and 7A of the PDRs and concludes that a likely significant effect cannot be ruled out, accordingly a sub-threshold EIAR is included with this application.</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><i>An acknowledgement from the Department is appended to the cover letter that accompanies this application.</i></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><u>Note:</u> <i>The proposed development site is not within a European Designated Site or a Natural Heritage Area. It is approx. 164m south of Baldoyle Bay SAC.</i></p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) 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 NIS enclosed with this application?</p> <p><u>Note:</u> <i>Please refer to the Natura Impact Statement, prepared by Scott Cawley Ltd, that accompanies this application.</i></p>	<p>Yes: [<input checked="" 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. Irish Water 2. Department of Culture, Heritage and the Gaeltacht 3. The Heritage Council 4. An Taisce 5. An Chomhairle Ealaíon 6. Fáilte Ireland
<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>04th June 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</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>N/A</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: []</p>
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<p><i>Note:</i></p> <ul style="list-style-type: none"> • See Planning Statement & Statement of Consistency with the Fingal Development Plan 2017-2023 included under separate cover with this submission. 	
<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>N/A</p>	<p>Enclosed:</p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p> <p>N/A</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>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><i>Note:</i></p> <ul style="list-style-type: none"> • See Statement of Consistency with National, Regional & S28 Ministerial Guidelines included under separate cover with this submission and DMURS Statement of Consistency prepared by BMCE. 	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/> No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/></p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p> <p><i>Note:</i></p> <p>Please refer to the report entitled <i>Response to An Bord Pleanála Pre-application Consultation Opinion</i> submitted under separate cover.</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 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>Enclosed: 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:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	N/A	N/A
2-bed	N/A	N/A

3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	29	1,632.8 sqm
2-bed	104	8,815.7 sqm
3-bed	29	2,888.6 sqm
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	162	13,337.1

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

(b) State total number of residential units in proposed development:	162
(c) State cumulative gross floor space of residential accommodation, in m ² :	16,277.10 Note: calculation includes incl. circulation

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
Resident Services & Amenities (co-working/home working, community and meeting rooms) <i>Note: This floor space is dedicated to use by residents of the proposed development.</i>	108 m²
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. Please refer to the Childcare Demand Report prepared by MH Planning and submitted under separate cover.	
(b) State cumulative gross floor space of non-residential development in m ² :	108 m²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	16,385.10 m²
(d) Express 15(b) as a percentage of 15(c):	0.65%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application. <u>Note:</u> <i>It is proposed to make 2 no. openings in the northern boundary demesne wall to facilitate access for vehicles, pedestrians and cyclists.</i> <i>See enclosed Architectural Heritage Assessment Report submitted under separate cover.</i>	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?	X	

<p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p> <p><u>Note:</u> <i>To facilitate entrances (vehicular, pedestrian and cyclist) it is necessary to remove portions of the fabric of the demesne wall that encloses the site along its northern boundary.</i></p> <p><i>See enclosed Architectural Heritage Assessment Report submitted under separate cover.</i></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><u>Note:</u> <i>To facilitate entrances (vehicular, pedestrian and cyclist) it is necessary to remove portions of the fabric of the demesne wall that encloses the site along its northern boundary. The wall is not a Protected Structure, please see enclosed Architectural Heritage Assessment Report.</i></p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p><u>Note:</u></p>	X	

<p><i>There are no national monuments or place in the ownership of 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, within the proposed development site.</i></p> <p><i>The closest national monument is <u>DU015-026 Church, Howth Demesne</u> (approx. 80 m). Other national monuments within the demesne lands include:</i></p> <ul style="list-style-type: none"> <i>• DU015-02701 Castle, Howth Demesne</i> <i>• DU015-02702 Gatehouse, Howth Demesne</i> <i>• DU015-02703 Armorial Plaque, Howth Demesne</i> <i>• DU015-042 Burial Ground, Howth Demesne</i> <p><i>Chapter 14 of the EIAR (Vol II) confirms that the proposed development will not affect any national monument or place in the ownership of 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.</i></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>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<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><u>Note:</u></p> <p><i>The Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála requested specific information to be</i></p>	X	

<i>submitted with this application. A response to each of the matters raised is included in the report entitled Response to An Bord Pleanála Pre-application Consultation Opinion submitted under separate cover</i>		
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17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

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

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

(a) State existing use of land or structure:	Active Recreation (golf course) on land zoned High Amenity
(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):	Passive amenity parkland on HA zoned land.
(d) State nature and extent of any such proposed use(s):	Passive amenity parkland
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input 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?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>Please refer to accompanying Part V Proposal submitted under separate cover.</p>	X	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p> <p>Please refer to accompanying Part V Proposal submitted under separate cover.</p>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> <p>Please refer to accompanying Part V Proposal submitted under separate cover.</p>	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act		

<p>2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.</p> <p>N/A</p>		
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20. Water Services:

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

(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.

Note:

Please see CoF and Statement of Design Acceptance from Irish Water appended to the Infrastructure Report (BMCE) as well as to the Cover Letter that accompany this application.

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. **N/A**

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. <i>Please refer to Dwg. 1134 (MCA Architects) submitted within this application. Note: Should Fingal County Council not take the proposed public open space in charge then the Applicant is satisfied to accept a condition requiring that the Management Company maintain the public open space and ensure that it is accessible to the public.</i>	

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. <i>Please refer to the schedule of drawings provided with each set of drawings (Architectural, Landscape, Arborist, Engineering Services & Traffic, and Public Lighting) submitted with this application.</i>
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24. Application Fee:


(a) State fee payable for application:	€ 41,137.6	
(b) Set out basis for calculation of fee:	<ul style="list-style-type: none"> • HA1A (basic fee for each housing unit) - €130 per unit . 162 units x €130 = €21,060 • HA1B - €7.20 per square metre . 108sq.m resident services and amenities x €7.20 = €777.6 • HA2 (Submission of EIAR) - €10,000 • HA3 (Submission of NIS) - €10,000 	
(b) Is the fee enclosed with the application? <i>Confirmation of the Electronic Payment made to ABP on 27/05/2021 is appended to the Cover Letter</i>	<p>Enclosed: 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 www.universaldesign.ie</p>	<p>Enclosed: 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)	 <i>Paula Galvin (Director at McCutcheon and Halley)</i>
Date:	04 th June 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	David
Surname:	Caffrey
Address Line 1:	Block B
Address Line 2:	Maynooth Business Campus
Address Line 3:	
Town / City:	Maynooth
County:	Kildare
Country:	Ireland
Eircode:	W23 W5X7
E-mail address (if any):	David.caffrey@glenveagh.ie
Primary Telephone Number:	01-9630102
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:	David Caffrey
Primary Telephone Number:	01-9630102
Other / Mobile Number (if any):	
E-mail address:	David.caffrey@glenveagh.ie

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

First Name:	Paula
Surname:	Galvin
Address Line 1:	McCutcheon Halley Chartered Planning Consultants
Address Line 2:	Kreston House
Address Line 3:	Arran Court
Town / City:	Arran Quay
County:	Dublin 7
Country:	Ireland
Eircode:	D07 K271
E-mail address (if any):	pgalvin@mhplanning.ie
Primary Telephone Number:	+353 1 804 4477
Other / Mobile Number (if any):	+353 86 263 9050

Person responsible for preparation of maps, plans and drawings:

First Name:	Georgina Vernon
Surname:	
Address Line 1:	4 Hanover Wharf
Address Line 2:	Asgard Road
Address Line 3:	
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02HX39
E-mail address (if any):	gvernon@mca.ie
Primary Telephone Number:	(0)1 6760916
Other / Mobile Number (if any):	0896063060

Contact for arranging entry on site, if required:

Name:	Paula Galvin
Mobile Number:	086 2639050
E-mail address:	pgalvin@mhplanning.ie

General Guidance Note:

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

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

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

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

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

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

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