



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

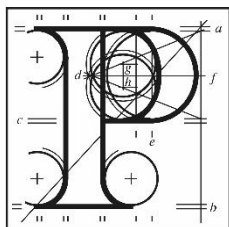
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	32 Molesworth Street, Dublin 2
Company Registration No:	651714

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

Name:	Declan Brassil & Co. Ltd.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (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:	Rory Murphy
Firm/Company:	Reddy Architecture + Urbanism

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:	Heuston South Quarter
Address Line 2:	St John's Road West / Military Road
Address Line 3:	Kilmainham
Town/City:	Dublin
County:	Dublin
Eircode:	NA
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3263 – 07 3263 – 08 3263 – 12 3263 - 13 (Centre point co-ordinates: X,Y = 713303.4506,734071.0067)
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:	1.08 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective Z5
Existing use(s) of the site and proposed use(s) of the site:	Brownfield – Temporary Landscaping

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Dublin City Council (DCC) controls an area on St. John's Road frontage to which works are proposed.</p> <p>A Letter of Consent from DCC to include this area within the red line application boundary is attached herewith.</p>			
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.	<p>HPREF HSQ Investments Ltd , 32 Molesworth Street, Dublin 2</p> <p>Dublin City Council, Wood Quay, Dublin 8</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [X] No: []	
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>The Applicant owns adjoining lands as identified in blue outline on submitted Site Location Plan / OS Map</p>			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of</p>	

this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

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
DCC Ref. 2724/13	<p>Temporary landscaping works in respect of the non-completed development areas of the larger HSQ site associated with Blocks 1, 2, 5 and 6.</p> <p>The development comprises of temporary landscaping works at Basement, Podium and Ground levels over an area of approximately 1.47 ha including the treatment of ground and vertical surfaces, alterations to existing levels, provision of 4 no. temporary stair cores serving Basement -2; basement -1 and Podium Level; lighting, way finding signage, and boundary treatments including new boundary treatment to St John’s Road West. The development also provides for the partial demolition of the partially constructed stair and lift core at the north-west corner of the site (adjacent to St Johns Road West) and the provision of low level HSQ branding signage and way finding feature on three sides (over an area of 176 sq.m approx.) on the retained element.</p>	DCC Granted permission on 19/11/2013 – temp permission for 8 years
DCC Ref. 2774/14 (ABP Ref.PL29S.244587)	The development applied for was to complete the development on the Heuston South Quarter (HSQ) site. The proposed development comprised of 5 no. blocks on the sites of previously permitted, and commenced but uncompleted, Blocks 1, 2, 5, 6A and 6B (i.e. the subject site).	Application was withdrawn following a Third- and First-Party appeal against DCC’s notification of decision to grant planning permission
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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>HSQ Parent Permission - DCC Ref. 2656/03 (ABP Ref. PL29S.206528), followed by DCC Refs: 2218/05; 3190/05; 3620/05; 6226/05; 6434/05; 2855/06; 1918/06; 3961/05; 5682/06; 4006/06; 2264/07; 3568/07; 4133/07; 1055/07; 1501/08; 2032/08; 2821/08; 5390/08; 3261/09; 2347/10; 2384/10; 2891/11; 3465/11; 2185/13; 2493/13; 3095/13; 3794/13; 2911/15; 2467/15; 0262/15; 3868/15; 2378//16; 2179/16; 0379/17; 2366/18; 4549/19 and 2837/20.</p>	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent:	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
<p>If the answer is "Yes" above, please give details:</p> <p>Temporary Landscaped Area</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 proposed development will consist of a residential development of 399 no. 'Build To Rent' residential units and all ancillary and associated uses, development and works, and a retail unit of 120 sq m, on a site of 1.08 ha. The proposed development consists of:

- Site clearance and localised demolitions to remove part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, together with the incorporation of part of the existing double basement level structure extending to approximately 7,613 sq.m over two levels (excluding an area of 3,318 sq.m that will be backfilled at Basement Level -1) within the proposed development.
- The construction of 5 no. buildings (Blocks A to E) ranging in height between 3- to 18-storeys over double basement level / podium level to provide a residential / mixed use development to provide 399 Specific BTR (Build to Rent) units with a total gross floor area of 29,391 sq.m, comprising 46 no. studios, 250 no. one bedroom units, and 103 no. 2 bedroom units; internal communal ancillary residential services / amenities to include a shared co-working area / lounge (178 sq.m) and gym (102 sq.m) at lower ground floor level, and lounges on either side of a residential foyer at ground floor / podium level within Block A (196 sq.m), and a TV Room / lounge (57 sq.m) at ground floor / podium level within Block C.
- An independent retail unit (120 sq.m) is proposed at ground floor / podium level within Block B.
- A double basement is provided that will be integrated within the existing basement levels serving the wider HSQ development and will be accessed from the existing vehicular ramped accesses/egresses onto/off St. John's Road West and Military Road to the north and east, respectively. Basement level -1 provides: a refuse store; 80 no. car parking spaces (including 4 no. disabled spaces and 8 car club spaces); 4 no. motorcycle parking spaces; and, secure bicycle parking / storage in the form of 252 no. double stacked cycle parking spaces providing capacity for 504 no. stored bicycles, (502 no. for the use of residents of the scheme and 2 no. for use in connection with

the retail unit). An additional 49 no. Sheffield type bicycle stands are provided at basement level -1 to provide 98 no. visitor cycle spaces and a further 52 no. Sheffield type bicycle stands are provided at podium level to provide 104 no. visitor cycle parking spaces. All bicycle parking spaces at basement level is accessed via a dedicated cycle lift from podium to basement level -1 that is situated to the south of Block B.

- Works proposed along the St John’s Road West frontage include the omission of the existing left-turn filter lane to the vehicular ramped access to the HSQ development and re-configuration of the pedestrian crossings at the existing junction together with the re-configuration of the existing pedestrian crossing over the westbound lanes of St. John’s Road West leading to an existing pedestrian refuge island. Re-alignment of the existing footpath along the site frontage onto St John’s Road West to tie into the reconfigured junction arrangement and provision of a link to a new lift to provide wheelchair access from St John’s Road West to the HSQ podium.
- Communal Outdoor Amenity space is provided for residents in the form of rooftop terraces (totalling 1,179sqm), and lower-level communal courtyards between blocks (totalling 960sqm).
- Hard and soft landscaping works are proposed at podium level which includes the extension and completion of the public plaza to the east of Block A; the provision of footpaths; a MUGA (Multi Use Games Area) and informal play areas for children (totalling 1,670sqm).
- A double ESB substation/switch room at ground / podium level within Block A, and a single substation/switch room at ground / podium level within Block B together with associated site development works, which includes the infilling / closure of an existing vehicular access ramp at the southern end of the site between basement levels -1 and -2 and the infilling / closure of a second vehicular access ramp between the subject site at basement level -1 and the raised basement level -1 under the Telford building.

The application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS)

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</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:	ABPSHDPAC0041/20
Meeting date(s):	2 July 2020, 16 September 2020, and 18 August 2020 with Dublin City Council Participants: Rhona Naughton and Kieran Sweeney – DCC Planning; and Kieran O’Neill – DCC Parks
(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-309058-20
Meeting date(s):	23 March 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:	
NA	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is “Yes”, state name(s) of	Irish Daily Star – 7 October 2021

newspaper(s) and date(s) of publication:	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:	7 October 2021
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [X] No: []
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [X] No: [] Confirmation Ref. No. 2021210
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [X] No: []
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [X] No: []
(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: [X] 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	Yes: [X] No: []

<p>weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Minster of Housing Local Government and Heritage (Development Applications Unit)</p> <p>An Taisce</p> <p>An Comhairle Ealaíon,</p> <p>Heritage Council</p> <p>Fáilte Ireland</p> <p>Irish Water</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>8 October 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: [X]</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: []</p> <p>NA</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>NA</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>NA</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: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [] No: [] N/A – no LAP</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</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>Enclosed: Yes: [X] No: [] N/A: []</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: []</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 N/A		
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	46	2,546
1-bed	250	16,034
2-bed	103	9,484
3-bed		
4-bed		
4+ bed		
Total	399	28,064

Student Accommodation N/A			
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:	399
(c) State cumulative gross floor space of residential accommodation, in m ² :	29,271 sq m

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
Retail unit	120 sq m
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.	
(b) State cumulative gross floor space of non-residential development in m ² : - Retail (120 sq.m) - Ancillary works to wider basement (2,111 sq.m) - Upgrade works to St Johns Road access (587 sq.m)	2,818 sq m ¹
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	32,089 sq m
(d) Express 15(b) as a percentage of 15(c):	8.78%

¹ The basement floorspace and area of upgrade / roadworks do not fall within the definition of "gross floor space" in the 2016 Act, as it specifically excludes ancillary car parking, and other ancillary facilities. The applicant is providing these details and is including them within the calculated split of uses in answer to Q15(d) for information only, and to clearly demonstrate that the proposed development meets the applicable qualifying threshold(s) for Strategic Housing Development in terms of the split of uses proposed.

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. <i>Applicant Note: localised demolitions to remove part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, together with the incorporation of part of the existing double basement level structure extending to approximately 7,613 sq.m over two levels (excluding an area of 3,318 sq.m that will be</i>	X	Refer to note (left)

<i>backfilled at Basement Level -1) within the proposed development.</i>		
<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>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites,</p>		X

<p>Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application. <i>Note: DCC Enforcement Ref. E0682/14 (non compliance with Condition 13 of Planning Ref. 2724/13) – Enforcement File Closed on 30 September 2014.</i></p>		<p>(Enforcement file closed - see note, left)</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>X</p> <p>Refer to DBCL Cover letter and response to ABP Opinion</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

<p>State gross floor space of any existing building(s) / structure(s) in m²:</p> <ul style="list-style-type: none"> Existing Basement -2 level car park (1,333 sq.m) Existing Basement -1 level car park (6,280 sq.m) (exclude area of backfill – 3,318 sq.m) Podium level – existing area of hard landscaping (849 sq.m) 	<p>8,462²</p> <p>or</p> <p>7,613 (excluding podium level hard landscaping)</p>
<p>State gross floor space of any proposed demolition, in m²:</p> <ul style="list-style-type: none"> Basement -2 level (539 sq.m) – refer to Drawing No. RAU-ZZ-00-DR-A-DEMO-001 Basement -1 level (1,161 sq.m) - refer to Drawing No. RAU-ZZ-00-DR-A-DEMO-002 Podium level (984 sq.m) - refer to Drawing No. RAU-ZZ-00-DR-A-DEMO-003 <p>(note: no demolition of internal floor area to occur – refer to footnote below)</p>	<p>2,684</p>
<p>State gross floor space of any building(s) / structure(s) to be retained in m²:</p> <p>(note: only at basement -2 and -1 level and podium level – see footnote below)</p>	<p>5,778</p>
<p>State total gross floor space of proposed works in m²:</p> <ul style="list-style-type: none"> Ancillary works to wider basement (2,111 sq.m) 	<p>2,698</p>

² Gross floor space" as defined in the 2016 Act excludes car parking for residents' use, and other ancillary facilities, so does not apply to the existing basement areas. Further, the definition only applies to internal floor area, so does not cover external areas of hard landscaping at podium level. The applicant is providing these details for information only, albeit that the floorspace figures stated under Question 17 do not fit within the definition of "gross floor space.

<ul style="list-style-type: none"> Upgrade works to St Johns Road access (587 sq.m) <p>(note: only at basement -2 and -1 level and street level – see footnote above)</p>	
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18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Temporary landscaping
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	NA
(c) State proposed use(s):	Residential and ancillary residential uses plus retail use (see point (d) below)
(d) State nature and extent of any such proposed use(s):	399 no. residential units 1 no. retail unit (120 sq m)
<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: [X] No: [] N/A: []</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(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—	X	

<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>(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>X Calculation Sheet and DCC Housing Dept letter attached to application form.</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X</p>	
<p>(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.</p>		

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [X]</p> <p>(b) Public Mains: [X]</p> <p>Group Water Scheme: [] Name of Scheme: _____</p> <p>Private Well: []</p>

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

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

(b) Public Sewer: [X]

Conventional septic tank system: []

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

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

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [X]

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: [X] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed

Enclosed:

development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: [X] 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: [X] No: []
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [X] 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: [X] No: [] Please refer to CS Drawings: <ul style="list-style-type: none"> • HSQ-CSC-XX-XX-DR-C-0102 Proposed Podium Drainage Layout; • HSQ-CSC-XX-XX-DR-C-0103 Proposed Watermain Layout

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: [X] No: []
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: [] Incorporated in Traffic & Transport Assessment
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22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [X] No: [] Please refer to Drawing No. RAU-ZZ-00-DR-A-GAP-06134
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.

Please refer to submitted Drawing Schedules / Registers submitted, as prepared by:

- Reddy Architecture and Urbanism;
- CS Consulting Engineers;
- Doyle + O'troithigh Landscape – Architecture.

24. Application Fee:

(a) State fee payable for application:	€72,734
(b) Set out basis for calculation of fee:	399 units x €130 = €51,870 120 sq m x €7.20 = €864 EIAR = €10,000 NIS = €10,000

(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> <p>Note: Paid prior to application submission via EFT</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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed Universal Access Statement</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)	 Hennie Kallmeyer (Declan Brassil & Co. Ltd – the agent)
Date:	8 October 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	HPREF HSQ Investments Ltd
Surname:	
Address Line 1:	32 Molesworth Street
Address Line 2:	
Address Line 3:	
Town / City:	Dublin
County:	
Country:	
Eircode:	D02 Y512
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Ronan Webster, Pierce O'Leary, and Nicolas Webb.
Company Registration Number (CRO):	651714
Contact Name:	Roger Semple
Primary Telephone Number:	01 – 241 8400
Other / Mobile Number (if any):	
E-mail address:	rsemple@hendersonpark.com

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

First Name:	Hennie (Declan Brassil & Co. Ltd)
Surname:	Kallmeyer
Address Line 1:	Lincoln House
Address Line 2:	Phoenix Street
Address Line 3:	Smithfield
Town / City:	Dublin
County:	
Country:	
Eircode:	D07 Y75P
E-mail address (if any):	hennie@dbcl.ie
Primary Telephone Number:	01 – 874 6153
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Rory
Surname:	Murphy
Address Line 1:	Reddy Architecture + Urbanism
Address Line 2:	Dartry Mills
Address Line 3:	Dartry
Town / City:	Dublin
County:	
Country:	
Eircode:	D06 Y0E3
E-mail address (if any):	rmurphy@reddyarchitecture.com
Primary Telephone Number:	01 – 498 7000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Please contact Applicant c/o Roger Semple
Mobile Number:	01 – 241 8400
E-mail address:	rsemple@hendersonpark.com

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.