



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

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

**1. Applicant:**

Name of Applicant:	<b>Cornel Living Limited</b>
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

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

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

Name:	<b>Declan Brassil &amp; Co. Ltd.</b>
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	<b>Breffni Greene</b>
Firm/Company:	<b>Henry J Lyons Architects</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Dun Laoghaire Rathdown County Council</b>
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	<b>Old Bray Road</b>
Address Line 2:	<b>Cornelscourt</b>
Address Line 3:	
Town/City:	<b>Dublin 18</b>
County:	<b>Dublin</b>
Eircode:	<b>N/A</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>Sheets No. 3456-03 &amp; 3456-04</b> <b>ITM Centre Point Co-ordinate X,Y = 722396.031,</b> <b>725857.4973</b>
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:	<b>2.15 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>Objective A – Residential (predominantly)</b> <b>Objective NC – Neighbourhood Centre</b>
Existing use(s) of the site and proposed use(s) of the site:	<b>Existing - Vacant Infill Site</b> <b>Proposed Use – Residential (BTR),</b> <b>Café/Retail &amp; Childcare Facility</b>

**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p><b>Majority of the lands under the control of the Applicant.</b></p> <p><b>Additional lands under the control of Dun Laoghaire Rathdown County Council and Allied Irish Bank plc.</b></p>			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p><b>Dun Laoghaire Rathdown County Council.</b>  <b>County Hall. Marine Road, Dun Laoghaire, Co. Dublin</b></p> <p><b>Allied Irish Bank plc, 2 Heuston South Quarter, St. John's Road, Dublin 8</b></p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [✓]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP - VV06D. 301161	Vacant Site Levy Appeal	Confirm Entry on Vacant Sites Register
ABP - VX06D. 307450	Vacant Site Levy Appeal	Cancel Entry on Vacant Sites Register
ABP-306225-19	468 no. residential units (16 no. houses, 452 no. apartments) and associated site works.	Refused Permission
D17A/0597 & ABP Ref. 301315-18	Temporary Car Park	Grant Permission Application withdrawn at Appeal Stage
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p> <p><b>ABP- VX06D.310057 – Vacant Site Levy Appeal – Decision pending.</b></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?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" 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):

Is the applicant aware of the site ever having been flooded?

Yes: [  ] No: [  ]

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: [  ] No: [  ]

If the answer is "Yes" above, please give details:

**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.

**See attached description of development**

Please submit a site location map sufficient to identify the land, at appropriate scale.

**Enclosed:**

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

**Enclosed:**

Yes: [] No: []



## Description of Development

The proposed development will consist of

1. Construction of 419 no. Build to Rent (BTR) residential units comprising:
  - 412 no. apartment units, consisting of 294 no. one-bed apartments, 111 no. two-bed apartments, and 7 no. three-bed apartment units, arranged in 5 no. Blocks (Buildings A to E) which range in height from 4 no. storeys to 12 no. storeys over a basement/podium level.
  - 7 no. three-bed, two storey, terraced houses.

The proposed residential development will be for long-term rental and will remain owned and operated by an institutional entity for a minimum period of not less than 15 years.

2. Provision of internal communal residential amenities/facilities (totalling approximately 779sqm GFA) to include a concierge (Building A), a range of tenant amenity lounges (across ground and first floor levels Buildings A, B, D and E), a gym (lower ground level Building C) and a single storey multipurpose pavilion building (approximately 88sqm GFA) within the communal courtyard between Buildings A and B.
3. Provision of a retail/café unit (approximately 264sqm GFA) at ground floor level of Block E.
4. Provision of a childcare facility (approximately 258sqm GFA) at ground floor level of Block D with capacity for in the order of 50-60 no. children.
5. Vehicular access to basement level will be via the existing vehicular access point from the Old Bray Road. A total of 237 no. car parking spaces (236 no. at basement level and 1 no. at ground level) together with 2 no. set down spaces and a loading bay, 819 no. bicycle parking spaces (664 no. at basement level and 155 no. at ground level), and 10 motorcycle spaces (all at basement level), are proposed.
6. Provision of an on-site foul drainage pumping station, located in the eastern corner of the site, which is to be integrated within a 2,150 m<sup>3</sup> underground balancing storage tank, together with all associated works.
7. Provision of a segregated pedestrian path along the N11, adjacent to the existing cycle lane, which facilitates pedestrian connection from the subject site to the N11/Old Bray Road junction. A cycle connection is also facilitated from the northern corner of the site to the existing cycle lane along the N11. In addition, the proposed development facilitates pedestrian and cycle links to Old Bray Road (Cornelscourt Village) to the south and a potential future pedestrian / cycle link to Willow Grove to the east.
8. All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, waste management, ESB substation, and all other ancillary works above and below ground on a site of approximately 2.15ha.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

## 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:	<b>PAC/SHD/187/20</b>
Meeting date(s):	<b>19 August 2020</b>

### (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:	<b>ABP-310042-21</b>
Meeting date(s):	<b>28 July 2021</b>

### (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:

**Consultation between DBFL Consulting Engineers and Irish Water**

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 7 December 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		7 December 2021
<b>Note:</b> 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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application. <b>[Attached to this Form]</b>		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

<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>	<p><b>1. Irish Water</b>  <b>2. National Transport Authority</b>  <b>3. Transport Infrastructure Ireland</b>  <b>4. Inland Fisheries Ireland</b>  <b>5. Dun Laoghaire Childcare Committee</b></p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>7 December 2021</b></p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>N/A</b></p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><b>N/A</b></p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>N/A</b></p>

## 12. Statements Enclosed with the Application Which:

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

**Enclosed:**

Yes: [] No: [  ]  
 N/A: [  ]

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?

**Enclosed:**

Yes: [] No: [  ]

**14. Proposed Residential Development:**

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

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed	<b>7</b>	<b>1,038</b>
4-bed		
4+ bed		
<b>Total</b>	<b>7</b>	<b>1,038</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	<b>294</b>	<b>14,537</b>
2-bed	<b>111</b>	<b>8,979</b>
3-bed	<b>7</b>	<b>687</b>
4-bed		
4+ bed		
<b>Total</b>	<b>412</b>	<b>24,203</b>

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

(b) State total number of residential units in proposed development:	<b>419</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>32,984</b> [incl. ancillary Tenant Amenity]

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>Childcare facilities (50-60 no. of childcare spaces depending on age)</b>	<b>258</b>
<b>Retail/Café</b>	<b>264</b>
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>522</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>33,506</b>
(d) Express 15(b) as a percentage of 15(c):	<b>1.6%</b>

**16. Strategic Housing Development Details:**

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

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



<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	✓	
<p>(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?</p>	✓	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>	<p>✓ Site included on Vacant Site Register</p>	
<p>(m) Do the Major Accident Regulations apply to the proposed development?</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>	✓	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>33,506</b>

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

(a) State existing use of land or structure:	<b>Vacant Site.</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>Partially temporary car park, no former use for balance.</b>
(c) State proposed use(s):	<b>Residential, childcare and retail/café use.</b>
(d) State nature and extent of any such proposed use(s):	<b>419 no. BTR residential units, a childcare facility and a retail/café unit</b>
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<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>	✓	See HJL Part V Allocation Report
<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>(iii) a layout plan showing the location of proposed Part V units in the development?</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.		

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

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

(b) Public Mains: [✓]

Group Water Scheme: [ ] Name of Scheme: \_\_\_\_\_

Private Well: [ ]

Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

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

(b) Public Sewer: [✓]

Conventional septic tank system: [ ]

Other on-site treatment system (please specify): \_\_\_\_\_

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

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: [✓]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

Please submit the following information:

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

**Enclosed:**

Yes: [] No: []

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

**Enclosed:**

Yes: [] No: []

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

**Enclosed:**

Yes: [] No: []

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

**Enclosed:**

Yes: [] No: []

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

**Enclosed:**

Yes: [] No: []

## 21. Traffic and Transportation

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

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.
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**24. Application Fee:**

(a) State fee payable for application:	<b>€78,228.40</b>
(b) Set out basis for calculation of fee:	<b>419 units x €130 = €54,470.00</b> <b>522sqm x €7.20 = €3,758.40</b> <b>EIAR = €10,000</b> <b>NIS = €10,000</b>
(b) Is the fee enclosed with the application? <b>Paid prior to submission via EFT</b>	<b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]


**25. Universal Design:**

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

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

Signed: (Applicant or Agent as appropriate)	
Date:	7 December 2021

**26. Contact Details- Not to be Published**

**Applicant(s):**

<b>First Name:</b>	<b>Cornel Living Limited</b>
<b>Surname:</b>	
<b>Address Line 1:</b>	<b>Riverside One</b>
<b>Address Line 2:</b>	<b>Sir John Rogerson's Quay</b>
<b>Address Line 3:</b>	
<b>Town / City:</b>	<b>Dublin 2</b>
<b>County:</b>	
<b>Country:</b>	<b>Ireland</b>
<b>Eircode:</b>	<b>D02 X576</b>
<b>E-mail address (if any):</b>	<a href="mailto:mark.forrest@ardstone.com">mark.forrest@ardstone.com</a>
<b>Primary Telephone Number:</b>	<b>01 614 1400</b>
<b>Other / Mobile Number (if any):</b>	

**Where the Applicant(s) is a Company:**

<b>Name(s) of Company Director(s):</b>	<b>Stephen Cassidy, Donal Mulcahy, Donal O'Neill and Ciaran Burns</b>
<b>Company Registration Number (CRO):</b>	<b>628404</b>
<b>Contact Name:</b>	<b>Mark Forrest</b>
<b>Primary Telephone Number:</b>	<b>01 614 1400</b>
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	<a href="mailto:mark.forrest@ardstone.com">mark.forrest@ardstone.com</a>

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

<b>First Name:</b>	<b>Declan</b>
<b>Surname:</b>	<b>Brassil</b>
<b>Address Line 1:</b>	<b>Declan Brassil &amp; Co. Ltd.</b>
<b>Address Line 2:</b>	<b>Lincoln House</b>
<b>Address Line 3:</b>	<b>Phoenix Street</b>
<b>Town / City:</b>	<b>Smithfield</b>
<b>County:</b>	<b>Dublin 7</b>
<b>Country:</b>	<b>Ireland</b>
<b>Eircode:</b>	<b>D07 Y75P</b>
<b>E-mail address (if any):</b>	<a href="mailto:declan@dbcl.ie">declan@dbcl.ie</a>
<b>Primary Telephone Number:</b>	<b>01 8746153</b>
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	<b>Breffni</b>
<b>Surname:</b>	<b>Greene</b>
<b>Address Line 1:</b>	<b>Henry J Lyons Architects</b>
<b>Address Line 2:</b>	<b>51-54 Pearse Street</b>
<b>Address Line 3:</b>	
<b>Town / City:</b>	<b>Dublin 2</b>
<b>County:</b>	
<b>Country:</b>	<b>Ireland</b>
<b>Eircode:</b>	<b>D02 KA66</b>
<b>E-mail address (if any):</b>	<a href="mailto:breffni.greene@hjlyons.com"><u>breffni.greene@hjlyons.com</u></a>
<b>Primary Telephone Number:</b>	<b>01 888 3333</b>
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	<b>Mark Forrest</b>
<b>Mobile Number:</b>	<b>01 614 1400</b>
<b>E-mail address:</b>	<a href="mailto:mark.forrest@ardstone.com"><u>mark.forrest@ardstone.com</u></a>

## Jean Strong

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**From:** Housing Eiaportal <EIAportal@housing.gov.ie>  
**Sent:** Wednesday 1 December 2021 10:54  
**To:** Jean Strong  
**Subject:** EIA Portal Confirmation Notice Portal ID 2021257

An EIA Portal notification was received on 01/12/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 01/12/2021 under EIA Portal ID number **2021257** and is available to view at

<http://housingovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2021257

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Cornel Living Limited

**Location:** Site at Old Bray Road, Cornelscourt, Dublin 18

**Description:** Construction of 419 no. 'Build to Rent' residential dwellings, 1 no. childcare facility, 1 no. retail/cafe unit together with all associated site and development works.

**Linear Development:** No

**Date Uploaded to Portal:** 01 December 2021

Regards

Aisling Holohan

EIA Portal team

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**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

**Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0**  
Custom House, Dublin 1, D01 W6X0

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T +353 (0) 1 888 2000

[www.gov.ie/housing](http://www.gov.ie/housing)



**An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta**  
Department of Housing,  
Local Government and Heritage

## Payment Details

Payment Reference No. 166216773

Printed On  
Friday, December 03, 2021  
11:04:59 AM

Pay From > CORNEL LIVING LTD , LOWER BAGGOT ST DUBLIN 2 ,  
85258675

Pay To > AN BORD PLEANALA , IBANIE70AIBK93105500316067

Payment Details > €78,228.40 on 03/12/2021, SEPA Payment

Payment Currency:	EUR
Payment Type:	Standard
Payment Amount:	78,228.40
Payment Date:	03/12/2021
End to End Reference:	CORNELSCOURT SHD APP
Payment Message:	CORNELSCOURT SHD APPLICATION FEE

Status > Payment Processed