

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

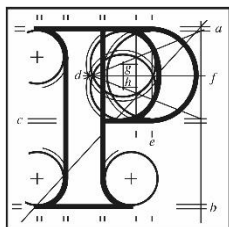
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Block B, Maynooth Business Campus, Maynooth, Co. Kildare
Company Registration No:	368093

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

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

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Arianna Visconti/Josephy Sharkey
Firm/Company:	Deady Gahan Architects/O'Mahony Pike 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:	Lands at Hollystown- Kilmartin
Address Line 2:	
Address Line 3:	
Town/City:	Townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15
County:	Dublin 15
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map Series 1:2500: 3061-B, 3062-A
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:	25.3 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Development lands are primarily zoned (i) RA 'New Residential' (some of which is indicated as subject to LAP), (ii) LC- Local Centre, and some periphera lands are zoned (iii) OS- 'Open Space' and (iv) RU- 'Rural'.

Existing use(s) of the site and proposed use(s) of the site:	Existing: Greenfield, undeveloped Proposed: residential with some ancillary non-residential uses.
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Glenveagh Homes Limited is the owner of the development and subject to this application however there are some adjacent lands and roads which are in the ownership of Fingal County Council. A letter of consent is included from FCC for the inclusion of these lands.</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.	Glenveagh Homes Limited, Block B, Maynooth Business Campus, Maynooth Co. Kildare Fingal County Council County Hall Swords Co. Dublin		
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: Glenveagh Homes Limited is the owner of adjacent lands as identified in blue on the Site Location Map			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP Reg. Ref. 303956-19 (SHD)	Glenveagh Homes applied for planning permission for 253 No. dwellings in March 2019.	The application was refused by ABP on the 25th June 2019
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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):		

Bellingsmore Development**FCC Reg. Ref FW13A/0088 (/E1) (ABP Reg. Ref 243395)**

Twinlite Services Ltd applied for planning permission for 177 No. dwellings in August 2013. The application was subsequently granted by An Bord Pleanala on the 20th October 2014. 19 No. conditions were attached to ABP's Order. The application was revised resulting in 172 No. units. The Applicant was granted an extension of duration of permission 13th August 2019 under FCC Reg. Ref. FW13A/0088/E1.

Site 1 FCC Reg. Ref FW21A/0042

The development of 69 no. houses comprising 52 no. 2- storey houses and 17 no. 3-storey houses (13 no. 2-bed units, 39 no. 3-bed units, 17 no. 4-bed units), private open spaces was granted by FCC in 2021.

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.

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space and public realm, over a site area of c. 25.3 ha, as follows:

- 1. On lands to the north of the application site (referred to as Sites 2 & 3) the proposed development includes for 428 no. houses and apartments comprising 27 No. 1-bed apartments, 97 No. 2-bed houses, 267 No. 3-bed houses and 37 No. 4-bed houses set out in 401 no. houses (373 no. 2-storey and 28 no. 3-storey) and 9 no. 3-storey apartment buildings (27 no.). A total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 761 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 225 no. cycle parking spaces are provided, comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 45 no. spaces for the apartments.*
- 2. On lands to the south of the application site and north of the Tyrrelstown Local Centre (referred to as Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys (32 no. 1 bedroom, 68 no. 2 bedroom and 20 no. 3 bedroom) all of which have balconies or terraces set out as follows:*
 - Block A, is a 4 storey building, providing 12 no. units with proposed balconies, with a café/retail unit of 154sq.m and community hub of 144.5 sq.m proposed at ground floor.*
 - Block B, is a 3-5 storey building, providing 34 no. units with proposed balconies and ground floor terraces.*
 - Block C, is a 3-5 storey building, providing 44 no. units with proposed balconies and ground floor terraces.*
 - Block D, is a 4 storey building, providing 30 no. units with proposed balconies and ground floor terraces, with a crèche of 500 sq.m with an external play space of 200 sq.m and a Montessori of 280.3 sq.m with an external play space of 185 sq.m proposed at ground floor.*
 - External communal amenity space is provided at ground podiumterrace levels throughout the scheme.*

- A standalone 2-storey crèche unit is also provided of 529.6 sq.m with an external play space of 243 sq.m, to the south of the site.
 - Car Parking is provided in a mix of undercroft in Blocks B & C and at surface level with 108 spaces for residential use and 5 no. creche/Montessori staff spaces, 10 no. creche/Montessori set down spaces, 6 no. visitor spaces and 9 no. public spaces on the Link Street. A total of 300 no. bicycle parking spaces are proposed as part of the development comprising 230 no. long stay spaces for residents and 70 no. short stay spaces for both visitors and the non-residential activity.
3. Vehicular access to Sites 2 & 3 to the north of the application site is through the construction of a new vehicular entrance off Hollywoodrath Road (R121), a new footpath and cycle path along the northern and western side of the R121 along the site frontage extending south to the existing Toucan crossing facility over the R121, and provision of 2 no. new Toucan crossings on the R121 (c.0.53 ha) as well as via an extension to Hollystown Avenue link road south of the permitted Bellingsmore development. Vehicular access to the Local Centre to the south of the application site is via the existing access point along Hollystown Avenue and the north-south link route from the existing Tyrrelstown Local Centre which is partially completed and partially under construction. Pedestrian and cycle access is also provided along the R121, through existing roads within the application site and through the creation of a new pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course.
 4. The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area, playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 3.21 ha of linear park under the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features is provided in the scheme. The proposed Class 1 open space is provided as a north south pedestrian and cycle connection to the north an connecting the site to the Ratoath Road and the future Dublin GAA facilities at this location.
 5. The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park.
 6. The development will also provide for all associated ancillary site development infrastructure including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including: demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage; internal roads & footpaths; landscaping; and all associated engineering and site works necessary to facilitate the development.

The proposed scheme is designed to integrate with the previously permitted development at Bellingsmore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

An Environmental Impact Assessment Report has been prepared in respect of the proposed 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: []

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:	PPSHDW/002/21 (Local Centre) & PPSHDW/003/21 (Sites 2 & 3)
Meeting date(s):	<ul style="list-style-type: none"> • 19 December 2019 • 20 February 2020 • 3 June 2020 • 25 January 2021 • 1 February 2021
(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:	TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)
Meeting date(s):	30th August, 2021 & 1st September, 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:	

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: [<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 Mail 14 th December 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: 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:		14 th December 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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: 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 type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<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"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the prescribed authorities concerned:</p>	<p>1. Irish Water 2. National Transport Authority (NTA) 3. Transport Infrastructure Ireland (TII) 4. Irish Aviation Authority (IAA) 5. Dublin Aviation Authority (DAA) 6. Department of Culture Heritage and the Gaeltacht 7. An Taisce 8. Heritage Council 9. An Chomhairle Ealaíonn 10. Fáilte Ireland 11. Fingal County Childcare Committee</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>17th December 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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:</p>		
<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>		

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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.	
(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:	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]
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.	
(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:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
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.	
(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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

(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: []
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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: []
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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	0	0.0
2-bed	97	8492.6
3-bed	267	27217.5
4-bed	37	5440.7
4+ bed	0	0.0
Total	401	41150.8

	Apartments	
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Unit Type	No. of Units	Gross floor space in m ²
Studio	0	0.0
1-bed	59	3164.3
2-bed	68	5584.4
3-bed	20	2205
4-bed	0	0
4+ bed	0	0
Total	147	10953.7

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

(b) State total number of residential units in proposed development:	548
(c) State cumulative gross floor space of residential accommodation, in m ² :	52104.5

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
Creche	500
Creche	529.6
Montessori	280.3
Community Hub	144.5
Retail/Café	154
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 :	1608.4
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	53712.9
(d) Express 15(b) as a percentage of 15(c):	2.99%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	

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

<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>(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 ² :	571
State gross floor space of any proposed demolition, in m ² :	571
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	

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

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	
<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 type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) 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— (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	✓	
(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	✓	
(iii) a layout plan showing the location of proposed Part V units in the development?	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Mains: ☒

Group Water Scheme: ☐ Name of Scheme: _____

Private Well: ☐

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Sewer: ☒

Conventional septic tank system: ☐

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

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

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒

Other (please specify): _____

(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(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.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

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 type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
--	---

22. Taking in Charge

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

23. Maps, Plans and Drawings

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

24. Application Fee:

(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Max Fee
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Confirmation of EFT transfer enclosed


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:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
--	---

A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie	
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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:	17 th December 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Glenveagh Homes Limited
Surname:	Justin Farrelly
Address Line 1:	Block B
Address Line 2:	Maynooth Business Campus
Address Line 3:	Straffan Road
Town / City:	Maynooth
County:	Co.Kildare
Country:	Ireland
Eircode:	W23 W5X7
E-mail address (if any):	enquiries@glenveagh.ie
Primary Telephone Number:	+353 (01) 903 7100
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Stephen Garvey, Michael Rice, Ronan McKenna and Wesley Rothwell
Company Registration Number (CRO):	368093
Contact Name:	Justin Farrelly
Primary Telephone Number:	+353 (01) 903 7100
Other / Mobile Number (if any):	
E-mail address:	enquiries@glenveagh.ie

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

First Name:	Sorcha
Surname:	Turnbull, Brady Shipman Martin
Address Line 1:	Unit H Mount Pleasant Business Centre
Address Line 2:	Ranelagh
Address Line 3:	
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06FC93
E-mail address (if any):	sorchaturnbull@bradyshipmanmartin.com
Primary Telephone Number:	01-2081900
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Ariana Visconti
Surname:	Deady Gahan Architects Co Ltd
Address Line 1:	Eastgate Village
Address Line 2:	Little Island
Address Line 3:	
Town / City:	
County:	Co.Cork
Country:	Ireland
Eircode:	
E-mail address (if any):	avisconti@dgarchitects.ie
Primary Telephone Number:	021-4355016
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Justin Farrelly</u>
Mobile Number:	<u>+353 (0)87 953 8186</u>
E-mail address:	<u>justin.farrelly@glenveagh.ie</u>

APPENDIX 1- LETTER OF CONSENT



Mr. Justin Farrelly,
Glenveagh Homes Limited
Digital Office Centre,
Block B,
Maynooth Business Campus,
Straffan Road,
Maynooth,
Co Kildare

22nd November 2021

LOC.030.2021

RE: Letter of Consent – Glenveagh Homes Limited - Consent Granted

Dear Justin,

I confirm that the Property Services Section, Economic, Enterprise, Tourism & Cultural Development of Fingal County Council, consent only to the inclusion of the lands in the charge of Fingal County Council, as identified and coloured in magenta, and lands in the ownership of Fingal County Council, as coloured in green and hatched in green on Drawing number 20152-P-0000D **for the purpose of the planning application and for no other purpose.** It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in ownership/charge of the Council.

Furthermore, it should be noted that within consent does not confer any rights to Glenveagh Homes Limited, in respect of the land identified and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

In the event that planning permission is granted no works should commence without prior agreement from the Property Services Section of Fingal County Council.

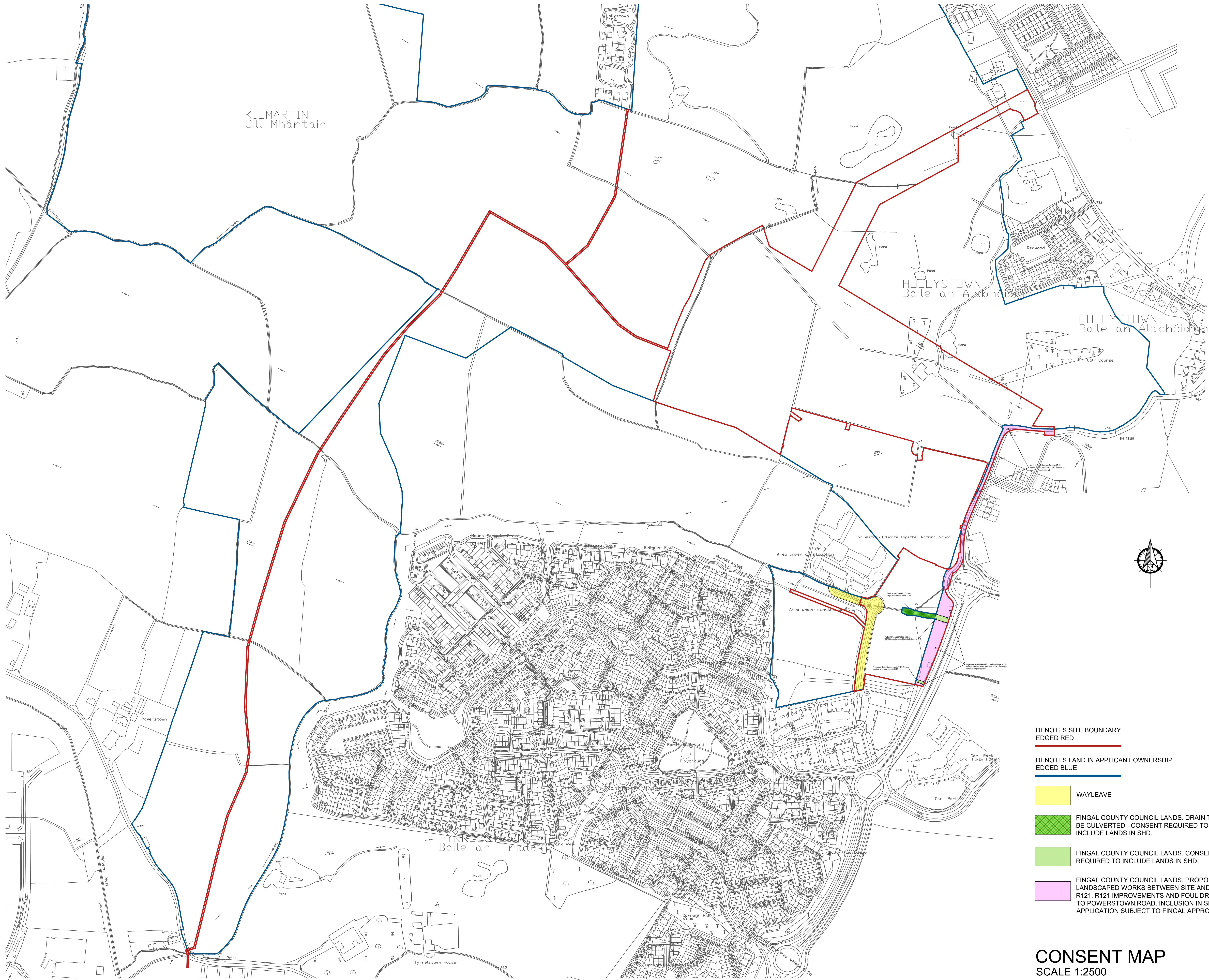
This letter is issuing on the basis of the undertaking given by the applicant of prior discussions with Council Officials in relation to the land.

Yours Sincerely

Emer O'Gorman

Director of Services

Economic, Enterprise, Tourism & Cultural Development Department



- DENOTES SITE BOUNDARY**
EDGED RED
- DENOTES LAND IN APPLICANT OWNERSHIP**
EDGED BLUE
- WAYLEAVE**
 - FINGAL COUNTY COUNCIL LANDS. DRAIN TO BE CULVERTED - CONSENT REQUIRED TO INCLUDE LANDS IN SHD.**
 - FINGAL COUNTY COUNCIL LANDS. CONSENT REQUIRED TO INCLUDE LANDS IN SHD.**
 - FINGAL COUNTY COUNCIL LANDS. PROPOSED LANDSCAPED WORKS BETWEEN SITE AND R121, R121 IMPROVEMENTS AND FOUL DRAIN TO POWERSTOWN ROAD. INCLUSION IN SHD APPLICATION SUBJECT TO FINGAL APPROVAL.**

CONSENT MAP
SCALE 1:2500

MAP DETAILS

Output Format:
=====

DWG_35_LEVEL

Output File:
=====

V_00_25310559_00000001.DWG

Map Series:
=====

1:2500

3061-B
REVISION DATE = 30-Mar-2016
SURVEY DATE = 01-Mar-1997

3062-A
REVISION DATE = 30-Mar-2016
SURVEY DATE = 01-Dec-1992
LEVELLED DATE = 31-Dec-1978

Clip Extent:
=====

LLX,LLY = 707401,742786
LRX,LRY = 708231,742786
ULX,ULY = 707401,743401
URX,URY = 708231,743401

Projection:
=====

ITM

ITM Centre Point Co-ordinate:
=====

X,Y = 707816,743094

Extraction Date:
=====

17-Oct-2017

Copyright:
=====

© Ordnance Survey Ireland, 2017

Copyright:
=====

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GOVERNMENT OF IRELAND

P1	ISSUE FOR PLANNING	26.10.21
No.	Revision/Issue	Date

Firm Name and Address

DEADY GAHAN
ARCHITECTS

EASTGATE VILLAGE, LITTLE ISLAND, CORK
T: 021 4355016 W: WWW.DGARCHITECTS.IE
EMAIL: INFO@DGARCHITECTS.IE

Project Name and Address

**RESIDENTIAL DEVELOPMENT
AT HOLLYSTOWN
DUBLIN 15**

Drawing Title	Date
CONSENT MAP 4	26-10-2021
Drawing No.	Drawn
20152-P-0000D	AV
Scale	Sheet No.
1:2500 @ A0	01 of 01