

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

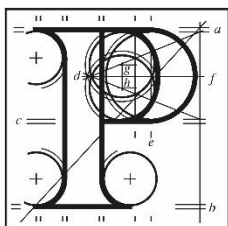
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	18 – 19 Harcourt Street, Dublin 2.
Company Registration No:	607724

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

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

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

Name:	Adam Brzostek
Firm/Company:	Darmody Architecture

## 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:	Park West Avenue & Park West Road
Address Line 2:	Park West
Address Line 3:	Dublin 12
Town/City:	Dublin
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3326-05, 3261-25, 3261-15, 3327-01, 3262-21, 3262-21, 3262-16, 3262-11, 3327-02, 3262-22, 3262-23, 3327-03, 3262-13, 3262-18, 3262-12
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:	9.4ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z14 – Strategic Development and Regeneration Area (SDRA)

Existing use(s) of the site and proposed use(s) of the site:	Existing: Brownfield site & existing Aspect Hotel  Proposed: Residential (SHD) and commercial
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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
	X		X Letters of consent provided from third party landowners, see below.

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

The majority of the lands are within the ownership of Greenseed Limited. The application site also includes lands within the ownership of Marblegate Limited, Greenmarble Management Company Limited and Dublin City Council. Letters of consent are enclosed from these parties.

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><u>Majority Landowner</u> Greenseed Limited 18 / 19 Harcourt Street Dublin 2</p> <p><u>Part Landowner</u> Greenmarble Management Company Ltd 18 / 19 Harcourt Street Dublin 2</p> <p><u>Part Landowner</u> Marblegate Limited 18 / 19 Harcourt Street Dublin 2</p> <p><u>Part Landowner</u> Dublin City Council Civic Offices Wood Quay Dublin 8</p>
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>Lands to the west of the current application site are also within the control of the applicant – See enclosed site location plan and blue outline of other lands.</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: [ <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>		
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and //details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
3436/18	Extension to Existing Aspect Hotel	Granted
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"/> ]	
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: N/A</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: [ ] No: [ X ]
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):	
NA	
Is the applicant aware of the site ever having been flooded?	Yes: [ ] No: [ X ]
If the answer is "Yes" above, please give details e.g. year, extent: N/A	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ ] No:[ X ]
If the answer is "Yes" above, please give details: N/A	

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-
<p>The development will consist of a total of 70,694sq.m gross floor area (GFA) in 7no. blocks (Blocks A to G) including: 750no. residential apartment units comprising 321no. 1 bed units, 384no. 2 bed units and 45no. 3 bed units (totalling 69,989sq.m), non residential floorspace including 1 no. retail unit (156sq.m), a creche (410sq.m), a community space (48sq.m) and a café/ bar (91sq.m) all totalling 705sq.m and all associated roads, streets, public spaces and services infrastructure. The development is described on a block-by-block basis as follows:</p> <ul style="list-style-type: none"> <li>-</li> <li>• Block A (11,563sq.m): 109no. apartments comprising 45no. 1 bed units, 38no. 2 bed units and 26no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 15 storey block. Block A first floor level includes 1no. retail unit (156sq.m) fronting onto Park West Avenue and a proposed public plaza linking to Park West Avenue.</li> </ul>

- Block B (4,180sq.m): 44no. apartments comprising 19no. 1 bed units, 24no. 3 bed units and 1no. 3 bed unit with resident services and amenities (84sq.m) at first floor level and associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.

- Block C (8,865sq.m): 100no. apartments comprising 45no. 1 bed units, 53no. 2 bed units and 2no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.

Blocks A, B and C are located above a shared under-croft car park (130no. spaces) and include a shared podium level communal open space (2,580sq.m).

- Block D (16,403sq.m): 179no. apartments comprising 77no. 1 bed units, 100no. 2 bed units and 2no. 3 bed units with resident services and amenities (403sq.m) at ground, first and second floor levels with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.

- Block E (15,995sq.m): 179no. apartments comprising 77no. 1 bed units, 100no. 2 bed units and 2no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.

Blocks D and E are located above a shared under-croft car park (156no. spaces) and include a shared podium level communal open space (2,597sq.m).

- Block F (9,629sq.m): 99no. apartments comprising 31no. 1 bed units, 62no. 2 bed units and 6no. 3 bed units with associated ancillary accommodation, terraces, balconies and podium level communal open space (750sq.m) in a 2 to 8 storey block all over an under-croft car park (28no. spaces).

- Block G (4,059sq.m): 40no. apartments comprising 27no. 1 beds, 7no. 2 beds and 6no. 3 beds with associated ancillary accommodation, terraces, balconies and communal roof terrace (248sq.m) in a 1 to 8 storey block. Block G ground floor level includes 1no. café/ bar unit (91sq.m), a community space (48sq.m) and a creche (410sq.m) with associated external play area.

Vehicular, cycle and pedestrian access to the proposed development will be provided from Park West Road and Park West Avenue with associated tie-in works. A total of 552no. car parking spaces are proposed including 314no. under-croft car parking spaces beneath Blocks A, B, C, D, E and F and 238no. on-street car parking spaces. The proposed development includes 70no. car parking spaces related to the existing Aspect Hotel (36no. spaces beneath Blocks A, B, C and 34no. spaces and at street level) which are being to be relocated from the existing surface car park to facilitate the development of Block G. The existing Aspect Hotel car park is also the site of a permitted extension to the hotel (Reg. Ref. 3436/18). The existing car park is proposed to be demolished and the site of the permitted hotel extension landscaped pending the development of the hotel extension.

Permission is also sought for 1,676no. cycle parking spaces at under-croft (1,276no. spaces) and on-street (400no. spaces), bin storage areas and a glass bottle recycling bank, ESB substations, undergrounding of the existing 38kV powerlines and central and western pylons along the northern boundary of the site, plant and public lighting, boundary treatments, surface water drainage infrastructure, public open spaces (c.1.3ha) including hard and soft landscaping and a multi-use games area/ play space and all associated site development and infrastructure works. The remainder of the overall site bounded by Park West Avenue and Park West Road will be the subject of a separate planning application(s) to Dublin City Council.



Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>	
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:	None provided.
Meeting date(s):	9 <sup>th</sup> March 2020 and 27 <sup>th</sup> August 2020.
<b>(B) Consultation with An Bord Pleanála:</b>	
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-308937-20
Meeting date(s):	17 <sup>th</sup> February 2021
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
N/A	

## 11. Application Requirements

(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:	The Irish Daily Star Date: 17/12/2021
(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:	17/12/2021
<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>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 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"/> ] N/A

(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 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ X ] No: [ ] N/A: [ ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<a href="#">Transport Infrastructure Ireland</a> <a href="#">Iarnrod Eireann</a> <a href="#">Coras Iompair Eireann</a> <a href="#">Comission for Railway Regulation</a> <a href="#">South Dublin County Council</a> <a href="#">Department of Education</a> <a href="#">Irish Water</a>
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:	20/12/2021
(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?	Yes: [ ] No: [ X ]
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?	Yes: [ ] No: [ ] N/A
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	N/A
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:	N/A

## 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: [ <input type="checkbox"/> ]</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] 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: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</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</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

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.	N/A: [ ]
(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.	<b>Enclosed:</b> Yes: [ X ] 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?	<b>Enclosed</b> Yes: [ X ] 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:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	0	
2-bed	0	
3-bed	0	
4-bed	0	
4+ bed	0	
<b>Total</b>	0	

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<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	321	16,231
2-bed	384	30,463
3-bed	45	5,005
4-bed		
4+ bed		
<b>Total</b>	<b>750</b>	<b>51,699sq.m</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	N/A		
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	750
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(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	69,989sq.m
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**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>
Retail	156
Creche	410
Community Space	48
Café/ Bar	91
<p><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. – <a href="#">A proposed creche is included within the current application.</a></p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	705
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	70,694
(d) Express 15(b) as a percentage of 15(c):	1%

**16. Strategic Housing Development Details:**

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	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.	X Demolition of existing surface car park	
(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.		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, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X

(m) Do the Major Accident Regulations apply to the proposed development?		X
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?  If “Yes”, give details of the specified information accompanying this application.	X See enclosed Planning Statement	

**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> :	6837sq.m (Existing Hotel)
State gross floor space of any proposed demolition, in m <sup>2</sup> :	0 (Surface car parking only, No GFA)
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	6837sq.m (Existing Hotel to remain on site)
State total gross floor space of proposed works in m <sup>2</sup> :	0sq.m (No works to existing buildings or structures)

**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:	N/A

(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	X	
(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.	N/A	

**20. Water Services:**

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

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

Please indicate as appropriate:

(a) Public Sewer/Drain: [  ]

Soakpit: [  ]

Watercourse: [  ]

Other (please specify): Green Roofs and Attenuation Storage

**(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: [  ]

[See enclosed Engineering Services Report](#)

(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"/> ]  <a href="#">See taking in charge plan enclosed</a>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><a href="#">See enclosed Drawings and Drawing Schedules from</a></p> <ul style="list-style-type: none"><li>• <a href="#">Darmody Architecture</a></li><li>• <a href="#">Murray &amp; Associates Landscape Architects</a></li><li>• <a href="#">CS Consulting Engineers</a></li><li>• <a href="#">EDC Consulting Engineers</a></li></ul>
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**24. Application Fee:**


(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Maximum Fee
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: No: <input checked="" type="checkbox"/> Fee paid separately by EFT.

**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"/>  <a href="#">Please see enclosed Architectural Design Statement</a>
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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)	 John Murphy, BMA Planning (Agent0)
Date:	20/12/2021



## 26. Contact Details- Not to be Published

### Applicant(s):

First Name:	Greenseed Limited
Surname:	-
Address Line 1:	18 – 19 Harcourt Street
Address Line 2:	Dublin 2
Address Line 3:	-
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 PR84
E-mail address (if any):	n/a
Primary Telephone Number:	01475 3928
Other / Mobile Number (if any):	N/A

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

Name(s) of Company	Pat Power
Director(s):	
Company Registration Number (CRO):	607724
Contact Name:	Padraig Power
Primary Telephone Number:	01 4753928
Other / Mobile Number (if any):	-
E-mail address:	n/a

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

First Name:	BMA Planning
Surname:	
Address Line 1:	Taney Hall
Address Line 2:	Eglinton Terrace
Address Line 3:	Dundrum
Town / City:	Dublin 14
County:	Dublin
Country:	Ireland
Eircode:	D14 C7F7
E-mail address (if any):	john@bmaplanning.ie
Primary Telephone Number:	016764522
Other / Mobile Number (if any):	

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

<b>First Name:</b>	<a href="#">Darmody Architecture</a>
<b>Surname:</b>	NA
<b>Address Line 1:</b>	<a href="#">91 Townsend Street</a>
<b>Address Line 2:</b>	<a href="#">Dublin 2</a>
<b>Address Line 3:</b>	NA
<b>Town / City:</b>	<a href="#">Dublin</a>
<b>County:</b>	<a href="#">Dublin</a>
<b>Country:</b>	<a href="#">Ireland</a>
<b>Eircode:</b>	<a href="#">D02XD92</a>
<b>E-mail address (if any):</b>	<a href="mailto:Jennifer@darmodyarchitecture.com">Jennifer@darmodyarchitecture.com</a>
<b>Primary Telephone Number:</b>	<a href="#">016729907</a>
<b>Other / Mobile Number (if any):</b>	<a href="#">NA</a>

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

<b>Name:</b>	<a href="#">John Murphy, BMA Planning</a>
<b>Mobile Number:</b>	<a href="#">016764522</a>
<b>E-mail address:</b>	<a href="mailto:John@bmaplanning.ie">John@bmaplanning.ie</a>

### **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](http://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](http://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.