



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

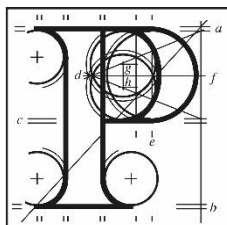
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Embassy House Ballsbridge Dublin 4 D04 H6Y0
Company Registration No:	Partnership registration no. 619803

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

Name:	John Spain Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Sean Barrett
Firm/Company:	Darmody Architecture

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Louth County Council
--	----------------------

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:	Bridgegate
Address Line 2:	Rathgory & Mulladrillen
Address Line 3:	Drogheda Road
Town/City:	Ardee
County:	Louth
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map Series Map Sheets 1:1,000 2010-16 1:1,000 2010-21 1:2,500 2010-C Centre Point Coordinates: X,Y= 696479.0,789752.0
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 IREN95) 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:	c. 13.03 ha

Site zoning in current Development Plan or Local Area Plan for the area:	A2 New Residential Phase 1
Existing use(s) of the site and proposed use(s) of the site:	Existing: Greenfield land Proposed: Residential

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:

The lands are owned by Earlstone DAC. The Ardee Partnership is a partnership between Earlstone DAC and Altcar DAC. A letter of consent from Earlstone DAC is enclosed consenting to the inclusive of lands under their ownership for the purposes of this proposed development.

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.

Earlstone DAC
Embassy House
Ballsbridge
Dublin 4
D04 H6Y0

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [X] No: []

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

Application site forms part of overall land holding at Rathgory & Mulladrillen adjoining to the north west (Bridgeway Phase 1-3) and to the south (agricultural lands). Extent of ownership is denoted on Darmody Architecture site location map drawing PA-000.

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of 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
LCC Reg. Ref: 19353	The construction of a total of 52 no. residential houses (replacing the previously permitted dwellings at the location). Vehicular access provided via the adjoining permitted residential development (Louth County Council Reg. Ref.: 10/174, currently under construction).	Grant of Permission by LCC 31 st July 2019 (extended to 31 st December 2025).
LCC Reg. Ref: 19336	The construction of a total of 65 no. residential houses (replacing the previously permitted dwellings at the location), a community facility extending to 176 sqm gross floor area and a crèche building with a gross floor area of 378 sqm gross floor area, which will replace previously granted crèche and commercial units at the location. Vehicular access provided via the adjoining permitted residential development (Louth County Council Reg. Ref.: 10/174, currently under construction).	Grant of Permission by LCC 23 rd July 2019 (extended to 31 st December 2025).

LCC Reg. Ref.: 10174; ABP Ref: PL15.238053	Planning permission for a 10 year permission for a development consisting of a public park (4.91ha)... 281 residential dwellings ranging in height from 1-4 storeys... single storey community building (167 sqm), three storey neighbourhood centre incorporating 2 no. retail units with 1 no. unit for the sale of hot food for consumption off the premises at ground floor level (290 sqm)... a section of new Local Collector Road (c.600m in length), 503 no. car parking spaces & 54 no. cycle parking spaces... landscaping works to include the provision of local and neighbourhood open space area... new road junction off Drogheda Road.	ABP Grant of Permission 16 th January 2012 (extended to 4 th March 2027).
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: N/A		
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: [X] No: []
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><u>LCC Reg. Ref.: 19549</u></p> <p>Louth County Council granted planning permission on 30th September 2019 for development consisting of the amendment of development permitted under Reg. Ref.: 10/174 (An Bord Pleanála Ref. PL15.238053) on a c. 0.25 hectare site. The development consisted of:</p> <p><i>'The replacement of 6 no. dwellings within Phase 1 of the permitted development. Proposed dwellings comprise 6 no. semi-detached, 3-bedroom, two storey units, landscaping, car parking and associated infrastructure and will replace 6 no. semi-detached units and landscaping, car parking and associated infrastructure at the same location. The total gross floor area of the proposed development equals c. 642 sqm. No other changes are proposed.'</i></p> <p><u>LCC Reg. Ref.: 20794</u></p> <p>Louth County Council refused planning permission on 26th November 2020 for development consisting of the amendment of development permitted under Reg. Ref.: 10/174 (An Bord Pleanála Ref. PL15.238053) on a c. 0.73 hectare site. The development consisted of:</p>		

'The omission of 6 no. dwellings at Bridgegate Grove (resulting in a reduction in the total number of permitted dwellings at Bridgegate to 152 no. units), the omission of a 80 metre section of Bridgegate Drive and its replacement with landscaped open space, access to the water tower and all associated site and infrastructure works.'

LCC Reg. Ref.: 211475

A planning application was lodged with Louth County Council on 13th December 2021 on lands at Bridgegate Grove to the northwest of the subject site. The development consists of:

'The replacement of 6 no. dwellings at Bridgegate Grove with 3 no. dwellings (resulting in a reduction in the total number of permitted dwellings at Bridgegate to 155 units), reconfigured access, car parking, landscaping and all associated site and infrastructure works'.

LCC issued a notification of a decision to grant permission on 3rd February 2022. There were no observations on the application and a final grant was awaited at the date of lodgement.

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: [X] No:[]
--	-------------------

If the answer is "Yes" above, please give details:
Stock piling for material storage associated with Phase 1-3 of Bridgegate.
Previous historic quarry use south of the watercourse.

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.

We, The Ardee Partnership, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Bridgegate, Rathgory & Mulladrillen, Drogheda Road, Ardee, County Louth. The proposals overlap the boundary of permitted development Reg. Ref.: 10174; ABP Ref: PL15.238053 (as amended) at the western boundary and will supersede granted development in this area which consists of 31 no. dwellings, crèche and community building and public open space.

The site extends to c. 13.03 ha and adjoins Phases 1-3 at Bridgegate (under construction) on lands to the west, accessed from the N2 Drogheda Road. The development will consist of:

- A) The construction of 272 no. residential units comprising a mix of 206 no. 2, 3 and 4 bedroom houses (all 2 storeys) including 50 no. 2-bedroom houses (Type 1), 145 no. 3-bedroom houses (Types 2, 3, 6) and 11 no. 4-bedroom houses (Types 4, 5) all with private open space and car parking, alongside 66 no. duplex units (all 3 storeys) including 17 no. 1-bedroom units (Types D5, D8), 24 no. 2-bedroom units (Types D1, D3, D6) and 25 no. 3-bedroom units (Types D2, D4, D7), all with private open space in the form of terrace at upper floor level and external garden space, with 499 sqm of communal open space serving Duplex Blocks A-B (48 no. units) (served by 2 no. bin and bike stores [each c. 51 sqm] adjacent) at Bridgegate Avenue, providing a total residential gross floor area of c. 28,168.9 sqm;
- B) A part 1, part 2 no. storey crèche (c. 484.1 sqm) and playground and a single storey community building (c. 165 sqm) located adjacent at a central community hub (with bin and bike store [c. 23 sqm]) accessed from Bridgegate Avenue served by car parking located on Bridgegate Green and Bridgegate Avenue;
- C) A landscaped Public Park located in the northern part of the site extending to c. 3.6 ha accessed from the community hub and between duplex Blocks B & C at Bridgegate Avenue, with 2 no. pedestrian links to permitted public park adjoining to the west and 1 no. pedestrian footpath extending to the northern perimeter at Hale Street, with a reservation for a future link road to lands to the east facilitated in the northern section of the park;
- D) Works to the Rathgory Tributary located to the south of Bridgegate Avenue comprising the realignment of the channel and regrading and reprofiling of land (as required), implementation of 2 no. vehicular crossings (including culverts and mammal passes) and the provision of a riparian corridor based around the open watercourse comprising landscaping and planting with safe access to the watercourse provided for maintenance purposes and 1 no. pedestrian and cyclist crossing;

- E) A series of landscaped public open spaces provided throughout the site with Public Open Space 01 (c. 1.05 ha) and Public Open Space 2 (c. 0.43 ha) located within the linear park (including riparian corridor) adjacent to the Rathgory Tributary with Public Open Space 03 (c. 0.29 ha) centrally located in the southern part of the site; open spaces will provide a mix of hard and soft landscaping, pedestrian and cycle access (cycle lanes provided at POS 1 and POS 2) and a range of activities including fitness spaces, kickabout area, amphitheatre and nature based play areas;
- F) Provision of shared surfaces, landscaped streetscapes including planting and landscaping at two neighbourhood streets in the southern part of the site, with roads provided to site boundaries to the east, south and west to facilitate possible future connections;
- G) All landscaping including planting to consolidate treelines and hedgerows forming existing site boundaries with agricultural lands to the east and Cherrybrook residential development to the west and all boundary treatments;
- H) Roads and access infrastructure taken from Bridgegate Avenue (permitted under Reg. Ref.: 10/174; ABP Ref: PL15.238053 [as amended]), the provision of a bus stop on the south side of Bridgegate Avenue adjacent to community hub and provision of cycle lanes at this location (continued through Public Open Space 01); a total of 480 no. car parking spaces (362 no. serving houses, 84 no. serving duplexes, 23 no. serving crèche and community building and 11 no. visitor and public open spaces), a total of 296 no. bicycle parking spaces (204 no. spaces serving duplexes [60 visitor spaces], 32 no. spaces at the community hub and 60 no. visitor spaces);
- I) Provision of 2 no. ESB substations, all associated drainage and services infrastructure (surface water, foul and water supply), public lighting, SUDS drainage and works to facilitate the development.

The proposed development is located on 'A2 New Residential Phase 1' zoned lands to *'provide for new residential neighbourhoods and support community facilities'* in the Louth County Development Plan 2021-2027.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

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

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	20/759
Meeting date(s):	28 th April 2020 26 th June 2020
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-308283-20
Meeting date(s):	4 th December 2020
(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 with: <ul style="list-style-type: none">• Irish Water (obtaining Confirmation of Feasibility & Letter of Design Acceptance)• Office of Public Works (regarding works to Rathgory Tributary)• Inland Fisheries Ireland (regarding works to Rathgory Tributary)• Transport Infrastructure Ireland (regarding Traffic & Transport)	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
---	--

<p>If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Newspaper: Irish Daily Star Date of Publication: 23rd March 2022</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>If the answer to above is “Yes”, state date on which the site notice(s) was erected:</p>	<p>23rd March 2022</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [X] No: []</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [] No: [X]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [X] No: []</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [X] No: []</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [X] No: []</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</p>	<p>Yes: [X] No: []</p>

<p>weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> • Irish Water • Inland Fisheries Ireland • Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media • Department of Education and Skills • Louth County Childcare Committee
<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>23rd March 2022</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"/>] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

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

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
--	---

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: []</p>
---	---

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 m²
1-bed	0	
2-bed	50	4395
3-bed	145	16,022.1
4-bed	11	1,473
4+ bed	0	
Total	206	21,890.1

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	
1-bed	17	1,071.90
2-bed	24	2,128.40
3-bed	25	2,953.50
4-bed	0	
4+ bed	0	
Total	66	6,153.80

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

(b) State total number of residential units in proposed development:	272 units
(c) State cumulative gross floor space of residential accommodation, in m ² :	28,043.90 sqm

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
Crèche	484.1
Community Building	165
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 :	649.10
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	28,818.0 (including bin and bike stores)
(d) Express 15(b) as a percentage of 15(c):	2.25%

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?	√	

<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 style="text-align: center;">√</p> <p style="text-align: center;">Close to Recorded Monuments located west of subject site (see EIAR Chapter 13)</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 style="text-align: center;">√</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 style="text-align: center;">√</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p style="text-align: center;">√</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p style="text-align: center;">√</p> <p>List of information noted on submitted Cover Letter</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 :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	28,818.0

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

(a) State existing use of land or structure:	Greenfield land / Agriculture
(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):	Residential Development with Crèche, Community Building and Public Park
(d) State nature and extent of any such proposed use(s):	A total of 272 no. residential units (206 no. houses and 66 no. duplexes), c.165 sqm community building, c. 484 sqm crèche, c. 3.6 ha public park, realignment of Rathgory Tributary, c. 1.8 ha of public open space, car and bicycle parking, bin storage, access, infrastructure and bus stop on a c. 13.03 ha site.

(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:

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

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— <ul style="list-style-type: none"> <li data-bbox="300 1037 1034 1491">(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 	√ Letter of agreement in principle with Part V from LCC and costings and drawing noting units provided.	
<ul style="list-style-type: none"> <li data-bbox="300 1514 1034 1818">(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 	√	
<ul style="list-style-type: none"> <li data-bbox="300 1841 1034 1924">(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	N/A	

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:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): Connection to site main permitted under planning permission Reg. Ref.: 10/174; ABP Ref: PL15.238053</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): Connection to site main permitted under planning permission Reg. Ref.: 10/174; ABP Ref: PL-15.238053</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p>

Soakpit: <input type="checkbox"/>	
Watercourse: <input checked="" type="checkbox"/>	
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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Confirmation of Feasibility and Letter of Design Acceptance enclosed.
(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"/> Confirmation of Feasibility and Letter of Design Acceptance enclosed.
(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"/> Statement of Design Compliance enclosed.
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> No phasing proposed
(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

<p>(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)?</p>	<p>Enclosed: Yes: [X] No: [] Traffic and Transport Assessment enclosed.</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [] No: [X]</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [X] No: []</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. See enclosed Darmody Architecture Taking in Charge drawing.</p>	

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. See Drawing Issue Sheet submitted prepared by Darmody Architecture.</p>
--

24. Application Fee:


(a) State fee payable for application:	€60,033.52
(b) Set out basis for calculation of fee:	272 units * €130 per unit = €35,360 649.1 sqm * €7.20 per sqm = €4,673.52 NIS = €10,000 EIAR = €10,000 Total = €60,033.52
(c) Is the fee enclosed with the application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> EFT payment receipt 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: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
--	---

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:	23 rd March 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	The Ardee Partnership
Surname:	
Address Line 1:	Embassy House
Address Line 2:	Ballsbridge
Address Line 3:	Dublin 4
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D04 H6Y0
E-mail address (if any):	cshields@richmondhomes.ie
Primary Telephone Number:	01 631 5450
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	N/A
Director(s):	
Company Registration Number (CRO):	619083 (Partnership registration number)
Contact Name:	Ciaran Shields
Primary Telephone Number:	01 631 5450
Other / Mobile Number (if any):	
E-mail address:	cshields@richmondhomes.ie

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

First Name:	Ian
Surname:	Livingstone
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 ND61
E-mail address (if any):	ilivingstone@johnspainassociates.com
Primary Telephone Number:	01-6625803
Other / Mobile Number (if any):	087 603 1309

Person responsible for preparation of maps, plans and drawings:

First Name:	Seán
Surname:	Barrett
Address Line 1:	Darmody Architecture
Address Line 2:	91 Townsend Street
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 XD92
E-mail address (if any):	sean@darmodyarchitecture.com
Primary Telephone Number:	01 672 9907
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Ian Livingstone
Mobile Number:	01-6625803
E-mail address:	ilivingstone@johnspainassociates.com

General Guidance Note:

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

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

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

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

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

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

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