

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

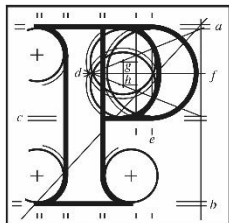
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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
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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:	Balscadden GP3 Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	O'Connell Bridge House, 27/28 D'Olier Street, Dublin 2, D02 RR99
Company Registration No:	660426

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

Name:	Sorcha Turnbull, 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:	Des Twomey
Firm/Company:	Plus Architecture

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:	Site at Balcadden Road and former Bailey Court Hotel, Main St
Address Line 2:	
Address Line 3:	
Town/City:	Howth
County:	Co. Dublin
Eircode:	D13AH58 & D13C599
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OSI Map Ref. No. 3135-11, 3135-26, 3135-17, 3135-12
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 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:	1.43 ha
Site zoning in current Development Plan or Local Area Plan for the area:	The site is zoned 'Objective RS - Residential', Objective TC – Town and District Centre
Existing use(s) of the site and proposed use(s) of the site:	Currently a former disused hotel (former Baily Court Hotel) and former disused leisure centre (former EDROS site)

	Proposed Use – Residential apartment development with small commercial/retail element.
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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:			
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.	Balscadden GP3 Limited O’Connell Bridge House, 27/28 D’Olier Street, Dublin 2, D02 RR99		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]		
If the answer is “Yes” above, identify the lands and state the nature of the control involved:			
Adjacent lands to the site as included 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
TA06F.305828	Permission was granted by An Bord Pleanála for demolition of existing structures, construction of 177 no. residential units, commercial/retail space, community room and associated site works.	Grant By ABP (Quashed By Judicial Review)
PL06F.301722	Demolition of existing structures, construction of 164 no. residential units, commercial/retail space, community room and associated works.	Grant By ABP (Quashed By Judicial Review)
F14A/0108	Demolition of the disused sports building (c.640sq.m.) and the provision of 23 no. residential units comprising 13 no. 4 bed 2.5 storey houses; 4 no. 3 bed 2.5 storey houses; 3 no. 3 bed apartment units; and 3 no. 2 bed apartment units with associated car parking spaces. Permission is also sought for 1 no. commercial kiosk unit; hard and soft landscaping works; upgrade works to the existing vehicular access to Balscadden Road; and all other associated site development works. The scheme also provides for a pedestrian link from Abbey Street to Balscadden Road.	FCC Grant Of Permission Overturned On Appeal

F07A/1349 / PL06F.227972	Demolition of a disused sports building and the development of 64 dwellings and 1 cafe of 303m ² on lands south of the Martello Tower. The development comprises 52 two-bedroom units and 12 three bedroom units, of which 15 are own-door units, in one block of 2 storeys, three bedroom units, of which 15 are own-door units, in one block of 2 storeys, three blocks of three storeys and one block of 4 storeys, with private patios, terraces and balconies on all elevations, all over private basement car parking. The scheme provides for a pedestrian street from Abbey Street to Balscadden Road and improved access to the Martello Tower, a central sunken garden, landscaping to the boundaries and 15 visitor carpark spaces at ground level. Vehicle access is from Balscadden Road; road improvement works include conversion to a two-way system, installation of traffic lights, the widening of footpaths, and resurfacing of the roadway.	FCC Grant Of Permission Overturned On Appeal
F06A/1897 / PL06F.224372	The development consists of 6 no. detached houses, a new vehicular entrance from Balscadden Road and associated site works. F06A/1897/E1 – GRANT EXTENSION OF DURATION until 20th November 2016.	Grant
F15A/0545 / PL06F.246183	A residential development comprising a total of 9 no. 3 storey dwellings, consisting of 1 no. detached 3 bed dwelling, 4 no. detached 4 bed dwellings and 4 no. terraced 4 bed dwellings, all with associated car parking spaces. The proposed development will also consist of the provision of a new vehicular and pedestrian entrance to Balscadden Road, landscaping, boundary treatment, refuse drop-off area and all associated site and engineering works necessary to facilitate the development including the provision of a new surface water main for a distance of approximately 50 metres along Balscadden Road to connect to the existing public main.	Refusal
F13A/0110 / PL06F.242595	To demolish the existing three storey hotel and all associated buildings on site and to construct a four storey mixed use development (including set back penthouse level) consisting of 4 no. ground floor retail/services units, 7 no. apartments (6 no. two bed and 1 no. 3 bed) with balconies/private terraces; semi-private communal kitchen garden deck including 7 no. greenhouses over car parking area, 22 no. car parking spaces, vehicular entrance from Main Street, SUDS drainage, all signage, landscaping, gates, boundary treatments and ancillary site development works necessary to facilitate the development.	Grant Permission Upheld On Appeal

F15A/0072	Amendments to a previously permitted development (Reg. Ref. F13A/0110, ABP Ref. PL 06F.245295), comprising the subdivision of the permitted 1 no. 3 bedroom apartment at third floor level to provide for 2 no. 3 bedroom apartments. This will increase the total number of residential units on the site from 7 no. units to 8 no. units. The proposed development will also provide for all associated elevational changes and site development works necessary to facilitate the development.	Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [✓]
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: [✓] 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):		
F21A/0425 – Demoliton of existing structures and construction of 38 residential units and 1 commercial unit. Refused by Fingal County Council		
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 development will consist of the demolition of existing structures on site including the disused sports building (c. 604 sq m) on the Balscadden Rd portion of the site and the Former Baily Court Hotel Buildings on Main St (c. 2051 sq m) and the construction of a residential development set out in 4 no. residential blocks, ranging in height from 2 to 5 storeys to accommodate 180 no. apartments and duplexes with associated residential tenant amenity, 1 no. retail unit and 2 no. café/retail units. The site will accommodate a total of 139 no. car parking spaces and 410 no. bicycle parking spaces. Landscaping will include a new linear plaza which will create a new pedestrian link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the pedestrian link from Abbey Street to Balscadden Road below the Martello Tower. This is set out as follows:

1. The 4 no. residential buildings range in height from 2 storeys to 5 storeys, accommodating 180 no. apartments comprising 4 no. studios, 62 no. 1 bed units, 89 no. 2 bed units and 25 no. 3 bed units. The breakdown of residential accommodation is as follows:
 - Block A is a 3 storey building, including balconies, accommodating 2 no. units;
 - Block B is a 2 to 5 storey building, including setbacks, balconies, and external roof terraces at 3rd and 4th floors accommodating 126 no. units;
 - Block C is a 3 to 5 storey building, including setbacks and balconies, accommodating 43 no. units;
 - Block D is a 3 storey building, including balconies, accommodating 9 no. units;
 - Residential Tenant Amenity Space is provided in Blocks B and C, totalling c.427.1 sq.m and Communal External Amenity Space is provided at throughout the scheme including at roof level on Block B, totalling c.4,108 sq.m.
2. Non-residential uses comprise of retail unit of c. 106.4 sq.m in Block A at ground level, café/retail unit of c.142.7 sq.m in Block C at ground and first floor, café/retail unit of c. 187.7 sq.m in Block D at ground level resulting in a total of c. 436.8 sq.m of non-residential other uses.
3. The development will include a single level basement under Block B, accessed from Main St only, containing 139 car spaces including 7 accessible spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 410 cycle parking spaces are provided for at both basement and ground level, comprising 319 resident spaces and 91 visitor spaces.

<p>4. The scheme provides for a new linear plaza which will create a new pedestrian and cycle link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the existing pedestrian link from Abbey Street to Balscadden Road below the Martello Tower.</p> <p>5. All other ancillary site development works to facilitate construction and the provision of the basement car park, site services, piped infrastructure, a sub-station, public lighting, plant, signage, bin stores, bike stores, boundary treatments and hard and soft landscaping.</p> <p>6. It is proposed to reduce the ground levels on the site from c. 34.5m OD to c. 19.975m OD locally under Block C. A single storey basement is proposed under Block B with the existing ground level reduced from c.20m OD to c.17.1m OD. occurring at formation level.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>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:</p>	
<p>Planning Authority reference number:</p>	<p>PPSHD/009/21</p>
<p>Meeting date(s):</p>	<ul style="list-style-type: none"> • 17 May 2021 • 22 June 2021
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p>ABP-311179-21</p>
<p>Meeting date(s):</p>	<p>4th November 2021</p>

(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 Star 25 th March 2022	
(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:		25 th March 2022
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"/>]

<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Email and electronic copy by post</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation)- As this Dept. no longer exists notification was sent to Development Applications Unit of the Department of Housing, Local Government and Heritage. 5. The Heritage Council (archaeology, architectural heritage and nature conservation) 6. An Taisce – the National Trust for Ireland (archaeology, architectural heritage and nature conservation) 7. An Comhairle Ealaíon 8. Fáilte Ireland 9. The relevant Childcare Committee (Fingal Childcare Committee)

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:	28 th March 2022
(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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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: [<input type="checkbox"/>] 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</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</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

statement setting out any changes made to the proposals in consequence.	
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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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 m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	4	158
1-bed	62	3449
2-bed	89	7320
3-bed	25	2573
4-bed		-
4+ bed		-
Total	180	13,500

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

(b) State total number of residential units in proposed development:	180
(c) State cumulative gross floor space of residential accommodation, in m ² :	13,500

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
Café/ Retail Units	436.8
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 :	436.8
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	13936.8
(d) Express 15(b) as a percentage of 15(c):	3.13%

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>✓</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>✓</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>✓</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>✓</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>✓</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>✓</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>✓</p>	

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	✓	
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(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 :	2,655
State gross floor space of any proposed demolition, in m ² :	2,655
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 :	24305.03 (incl. basement of 5302.50 sq.m)

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: [] No: [] N/A: []</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<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>	✓	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
<p>(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.</p>		N/A

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 checked="" type="checkbox"/>] No: [<input 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"/>]
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22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input type="checkbox"/>] No: [<input checked="" 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:	€ 46,544.96
(b) Set out basis for calculation of fee:	HA1A- 180 X €130= €23,400.00 HA1B- 436.8 X €7.20= €3,144.96 HA2- EIAR = €10,000 HA3- NIS = €10,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Confirmation of EFT 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: [] No: []

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:	28 th March 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Balscadden GP 3 Limited
Surname:	
Address Line 1:	O'Connell Bridge House,
Address Line 2:	27/28 D'Olier Street,
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 RR99
E-mail address (if any):	N/A
Primary Telephone Number:	N/A
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company	Pat Crean
Director(s):	Paul Horn (British Citizen) Richard Booth (British Citizen)
Company Registration Number (CRO):	660426
Contact Name:	Shaun Thorpe
Primary Telephone Number:	085 8075086
Other / Mobile Number (if any):	N/A
E-mail address:	shaun.thorpe@marlet.ie

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

First Name:	Sorcha Turnbull
Surname:	Brady Shipman Martin
Address Line 1:	Unit H
Address Line 2:	Mountpleasant Business Centre
Address Line 3:	
Town / City:	Ranelagh
County:	Co. Dublin
Country:	Ireland
Eircode:	D06 X7P8
E-mail address (if any):	sorchaturnbull@bradyshipmanmartin.com
Primary Telephone Number:	0851401677
Other / Mobile Number (if any):	N/A

Person responsible for preparation of maps, plans and drawings:

First Name:	Des Twomey
Surname:	Plus Architecture
Address Line 1:	Chancery Lane
Address Line 2:	
Address Line 3:	
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D08 C98X
E-mail address (if any):	des@plusarchitecture.ie
Primary Telephone Number:	01 5213378
Other / Mobile Number (if any):	086 3355733

Contact for arranging entry on site, if required:

Name:	Shaun Thorpe
Mobile Number:	+353 85 807 5086
E-mail address:	shaun.thorpe@marlet.ie