



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:	Revington Developments Ltd.
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Wellington Place, Wellington Street, Clonmel, Co. Tipperary
Company Registration No:	588030

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

Name:	RW Nowlan & 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:	Neil Fanning
Firm/Company:	OCA Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Limerick City and 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:	Canal Bank
Address Line 2:	Pa Healy Road
Address Line 3:	
Town/City:	Limerick
County:	Limerick
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	4682-19 & 4682-24
<p>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.</p> <p>Included on Disk Copies Submitted.</p>	
Area of site to which the application relates in hectares:	4ha
Site zoning in current Development Plan or Local Area Plan for the area:	Mixed Use
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing: Vacant</p> <p>Proposed: 363 residential Build to Rent Apartments, 18 houses, 61 Student</p>

	Accommodation Units, Creche, Cafes, Retail Units, Offices.
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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

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

Agreement to purchase land subject to planning approval. Letter of Consent included with application

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.	<b>Part A: Clancy Lewis Properties Limited, Park Road, Limerick</b> <b>Part B: Downes Family Pallaskenry, Limerick</b>
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
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If the answer is "Yes" above, identify the lands and state the nature of the control involved:

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**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><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
TA91.306541	18 no. houses, 363 BTR Apartments, 189 Student Bedspaces	Refuse Permission
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.:		
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):		

Is the applicant aware of the site ever having been flooded?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p>          	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ]
<p>If the answer is "Yes" above, please give details:</p> <p>The site has been subject to filling with demolition waste in the past. This is evident from trial holes that were carried out on the site. Please refer to the Phase 2 Environmental Due Diligence Report prepared by Verde Consulting and submitted with this application.</p>          	

## 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.

A ten year permission for a strategic housing development at Canal Bank, Pa Healy Road, Limerick.

The development will consist of a mixed-use development of build-to-rent apartments, student apartments incorporating common areas, café and 3no retail units, creche and management facilities building, and dwelling houses at Canal Bank, Pa Healy Road, Limerick. The development will consist of a 4ha area bounded by City Canal to the north, Pa Healy Road to the south and Park Road to the east, Canal Bank, Limerick;

A. Demolition of existing 530m<sup>2</sup> warehouse building on site.

B. Block 1 – Student accommodation building of 8,238m<sup>2</sup> stepped from three to six storeys, with ground floor café of 144.60m<sup>2</sup> and 3 no. retail units facing onto Pa Healy road of 86.59m<sup>2</sup> each, with 9 no. two bedroom, 37 no. three bedroom, and 15 no. four bedroom student apartments, totalling 189 bed spaces, ancillary laundry, refuse and enclosed communal courtyard with landscaping and bicycle storage;

C. Block 2 - A residential apartment building of 6,013.25m<sup>2</sup> with eight storeys and two penthouse storeys, total ten storeys containing 10 no. studio, 1 no. one bedroom and 52 no. two-bedroom apartments;

D. Block 3 – A residential apartment building of 8,107.10m<sup>2</sup> with six storeys and two penthouse storeys, total eight storeys containing 16 no. studio, 10 no. one bedroom, and 62 no. two-bedroom apartments;

E. Block 4 – A residential apartment building of 3,869.18m<sup>2</sup> with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;

F. Block 5 – A residential apartment building of 5,849.40m<sup>2</sup> with six storey and one penthouse storey total seven storeys containing 14 no. studio, 16 no. one bedroom and 36 no. two-bedroom apartments;

G. Block 6 a residential apartment building of 3,869.18m<sup>2</sup> with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;



H. Block 7 a residential apartment building of 4,962m<sup>2</sup> with five storeys and one penthouse storey, total six storeys containing 12 no. studio, 14 no. one bedroom and 30 no. two-bedroom apartments;

I. Community facilities building of 1,336.90m<sup>2</sup> and three storeys with creche, café, management offices and common accommodation for use by apartment dwellers;

J. 18 no. Executive Houses – Consisting of 2 no. detached four-bedroom houses of 194.62m<sup>2</sup> each and 16 no. terraced four-bedroom houses of 177.82m<sup>2</sup> each, with off street parking to front separate from communal parking;

K. 149 Car parking spaces throughout the development and 420 secured bicycle parking spaces throughout the development;

L. Ancillary works comprising; new vehicular entrances onto Pa Healy Road, pedestrian and cycle links to Pa Healy road, Park road and City Canal, bin storage for all developments adjacent to all entrances, New public park of 0.5ha along city canal, communal open space and communal roof gardens for all apartments, all ancillary drainage, civil and landscape works, public lighting within estate and Electricity Sub-station to rear of Block 1.

The total number of units is as follows;

Build to rent apartments - 363 (66x studio, 67x one bedroom, 230x two bedroom);  
Student apartments - 61 (9x two-bedroom, 37x three bedroom and 15x four bedroom, totalling 189 student bed spaces); 18 Dwelling houses.

Overall total of residential units is 442. Overall Gross floor area of development proposed is 45,478.65m<sup>2</sup> on a site of circa 4ha.

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

The application contains a statement setting out how the proposal will be consistent with objectives of the relevant development plan or local area plan.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

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

**(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:	<u>SHD23/07/2020</u>
Meeting date(s):	<u>23<sup>rd</sup> July 2020</u> (formal S.247 Meeting)
<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:	<b>ABP-307956-20</b>
Meeting date(s):	<b>9<sup>th</sup> December 2020</b>
<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:	

## 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: [ X ] No: [ ]
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If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Limerick Leader 26 <sup>th</sup> March 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	29 <sup>th</sup> March 2022
<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: [ X ] No: [ ]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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: [ X ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ X ] No: [ ]  See AA Screening and NIS Report
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ X ] No: [ ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ X ] No: [ ]
(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	

<p>to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ]  No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. Irish Water</li> <li>2. National Transport Authority (NTA)</li> <li>3. Transport Infrastructure Ireland (TII)</li> <li>4. Department of Culture, Heritage and the Gaeltacht (No longer in place so copy of the application has been sent to <i>Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media</i> and the <i>Department of Housing, Local Government and Heritage</i> as previously advised by Strategic Housing Dept of ABP)</li> <li>5. An Taisce</li> <li>6. Heritage Council</li> </ol>
<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>1<sup>st</sup> April 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><b>Enclosed:</b>          Yes: [ X ] No: [ ]          See Statement of Consistency</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: [ X ] No: [ ]          See Statement of Consistency</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ ] No: [ ]          N/A: [ X ]</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: [ X ] No: [ ]          N/A: [ ]          See Statement of Consistency</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a</p>	<p><b>Enclosed:</b>          Yes: [ ] No: [ ]          N/A: [ X ]</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.	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>N/A: [ ]</p> <p>See Statement of Response</p>

**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?	<p><b>Enclosed:</b></p> <p>Yes: [ ] No: [ ]</p> <p><b>N/A</b></p>
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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	0
2-bed	0	0
3-bed	0	0
4-bed	18	16 no. terraced houses at 177.82m <sup>2</sup> each and 2 no. detached houses at 194.62m <sup>2</sup> each (Total 3,234.36m <sup>2</sup> )
4+ bed	0	0
<b>Total</b>	18	3,234.36m <sup>2</sup>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	66	40m <sup>2</sup> each (2,640m <sup>2</sup> Total)
1-bed	67	Range from 57.54 to 61.6m <sup>2</sup> (3,991.19m <sup>2</sup> Total)
2-bed	230	Range from 79.8 to 96.3m <sup>2</sup> (20,251.5m <sup>2</sup> Total)
3-bed	0	0
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>363</b>	<b>26,882.96m<sup>2</sup></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	0	0	0
1-bed	0	0	0
2-bed	9	18	Range from 79.55 to 101.7m <sup>2</sup> (815.62m <sup>2</sup> Total)
3-bed	37	111	Range from 86.75 to 136.5m <sup>2</sup> (4,130.12m <sup>2</sup> Total)
4-bed	15	60	108.5m <sup>2</sup> each (1627.5m <sup>2</sup> Total)
4+ bed	0	0	0
<b>Total</b>	<b>61</b>	<b>189</b>	<b>6,573.24m<sup>2</sup></b>

(b) State total number of residential units in proposed development:	<b>442</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>44,179.88m<sup>2</sup></b>

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>Childcare facilities (~70 no. of childcare spaces)</b>	441.8m <sup>2</sup> (and 110.5m <sup>2</sup> of secure outdoor play area)
<b>Retail Unit x 3</b>	86.59m <sup>2</sup> x 3 = 259.77m <sup>2</sup>
<b>Café (Community Facilities Building)</b>	92m <sup>2</sup>
<b>Café (Student Accommodation Building)</b>	144.60m <sup>2</sup>
<b>Management Offices</b>	185.50m <sup>2</sup>
<b>Social Space</b>	175.10m <sup>2</sup>
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>1,298.77m<sup>2</sup></b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>45,478.65m<sup>2</sup></b>
(d) Express 15(b) as a percentage of 15(c):	<b>3%</b>

**16. Strategic Housing Development Details:**



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

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	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	
(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
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?		X

<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>		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
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<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>X</p> <p>See Statement of Response</p>	

If "Yes", give details of the specified information accompanying this application.		
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**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>Existing industrial Unit – 530m<sup>2</sup></b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>Existing industrial Unit – 530m<sup>2</sup></b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>45,478.65m<sup>2</sup></b>

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

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Storage Warehousing (Fruit, Building Materials)
(c) State proposed use(s):	Residential, Student Accommodation, Creche, Café, Retail Open Space
(d) State nature and extent of any such proposed use(s):	<p>Build to Rent Apartments – 363 (66 x Studio, 67 x one-bedroom, 230 x two-bedroom)</p> <p>Student Accommodation – 61 (9 x two-bedroom, 37 x three bedroom, 15 x four bedroom – totalling 189 bedspaces)</p> <p>Houses – 18 x four-bedroom</p> <p>Overall total of 442 residential units.</p> <p>Creche, facilities, ancillary retail units, two cafes, car and bicycle parking, public and communal open space.</p>

<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?	X	
<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>	X	
<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>	X See Appendix to this Form	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	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.		
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**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"/> [ X ]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [ X ]</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"/> [ X ]</p> <p>(b) Public Sewer: <input checked="" type="checkbox"/> [ X ]</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>
<b>(C) Proposed Surface Water Disposal:</b>
Please indicate as appropriate:

(a) Public Sewer/Drain: [ ]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): All surface run-off from roofs, paved areas, and open space are to be captured, detained, treated, and eventually discharged to the Canal channel. Please refer to Civil Engineering Report by PHM Consulting for full details.

**(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: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ X ] 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: [ X ] No: [ ]

See Civil Engineering report

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

**Enclosed:**

Yes: [ X ] 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: [ X ] No: [ ]

## 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><b>Enclosed:</b> Yes: [ X ] No: [ ] Contained within the submitted EIAR</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ] See Mobility Management Plan within EIAR</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><b>Enclosed:</b> Yes: [ X ] No: [ ] Contained within EIAR</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: [ ] No: [ X ]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</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.</p> <p>See Schedule of Drawings from OCA Architects, Gleeson McSweeney Architects, PHM Consulting, PC Roche &amp; Associates</p>
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**24. Application Fee:**

(a) State fee payable for application:	<b>€80,000</b>
(b) Set out basis for calculation of fee:	<p>EIAR - €10,000</p> <p>NIS - €10,000</p> <p>363 BTR Apartments @ €130 = €47,190</p> <p>18 Houses @ €130 = €2,340</p> <p>Student Accommodation to be charged as 1 unit per 2 bedspaces – 189 / 2 = 95 x €130 = €12,350</p> <p>Other Uses</p> <p>Community Facilities Building – 1,336.9m<sup>2</sup> x €7.20 = €9,625.68</p> <p>Retail x 3 and café in Student Building – 404.37m<sup>2</sup> = €2,911.46</p> <p><b>Total = €94,417.14</b></p> <p><b>Maximum Payable Amount is €80,000</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>


**25. Universal Design:**

<p>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</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>See Architecture Report and Urban Design Statement</p>
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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>	
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## Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	1 <sup>st</sup> April 2022

## 26. Contact Details- Not to be Published

### Applicant(s):

First Name:	N/A
Surname:	N/A
Address Line 1:	N/A
Address Line 2:	N/A
Address Line 3:	N/A
Town / City:	N/A
County:	N/A
Country:	N/A
Eircode:	N/A
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 Director(s):	Gary Lawlor
Company Registration Number (CRO):	588030
Contact Name:	Gary Lawlor
Primary Telephone Number:	0868226116
Other / Mobile Number (if any):	N/A
E-mail address:	<a href="mailto:Gary.lawlor@lawlorburns.com">Gary.lawlor@lawlorburns.com</a>

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

First Name:	Robert
Surname:	Nowlan
Address Line 1:	RW Nowlan & Associates
Address Line 2:	37 Lower Baggot Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02NV30
E-mail address (if any):	<a href="mailto:robert@rwnowlan.ie">robert@rwnowlan.ie</a>
Primary Telephone Number:	0872981615
Other / Mobile Number (if any):	N/A

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

<b>First Name:</b>	Neil
<b>Surname:</b>	Fanning
<b>Address Line 1:</b>	OCA Architects
<b>Address Line 2:</b>	18 Highfield Park
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 14
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14DH94
<b>E-mail address (if any):</b>	<a href="mailto:nfanninf@ocaarchitects.ie">nfanninf@ocaarchitects.ie</a>
<b>Primary Telephone Number:</b>	0872755825
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>Name:</b>	<u>Robert Nowlan</u>
<b>Mobile Number:</b>	<u>087 2981615</u>
<b>E-mail address:</b>	<u>robert@rwnowlan.ie</u>