

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

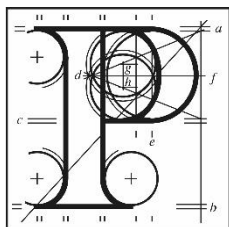
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	7 Grand Canal, Grand Canal Street Lower, Dublin 2
Company Registration No:	Registration No. 552325

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

Name:	Jerry Barnes, MacCabe Durney Barnes
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:	Lauren Quinn McDonogh
Firm/Company:	McCrossan O'Rourke Manning Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Wicklow 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:	Coolagad
Address Line 2:	n/a
Address Line 3:	n/a
Town/City:	Greystones
County:	Wicklow
Eircode:	n/a
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<p>Map 1 :</p> <p>Ref Index</p> <p>1:1,000 3674-06</p> <p>1:1,000 3674-11</p> <p>1:2,500 3673-B</p> <p>Grid Ref : X,Y= 727872.8822,713053.4563</p> <p>Map 2 :</p> <p>Ref Index</p> <p>1:1,000 3674-06</p> <p>1:1,000 3674-11</p> <p>1:2,500 3673-B</p> <p>X,Y= 727855.6842,712862.9559</p> <p>Map 3 :</p>

<p>Ref Index</p> <p>1:1,000 3674-11</p> <p>1:1,000 3674-16</p> <p>1:2,500 3673-B</p> <p>1:2,500 3673-D</p> <p>X,Y= 728062.9661,712366.2392</p> <p>Map 4 :</p> <p>Ref Index</p> <p>1:1,000 3674-06</p> <p>1:1,000 3674-11</p> <p>X,Y= 728345.5057,712958.8185</p> <p>Map 5 :</p> <p>Ref Index</p> <p>1:1,000 3674-07</p> <p>1:1,000 3674-06</p> <p>1:1,000 3674-12</p> <p>1:1,000 3674-11</p> <p>X,Y= 728702.6756,712724.1858</p>		
<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>Area of site to which the application relates in hectares:</p>		<p>26.03 ha</p>
<p>Site zoning in current Development Plan or Local Area Plan for the area:</p>	<p>In Greystones-Delgany and Kilcoole LAP 2013-2019:</p> <p>R17: Residential</p> <p>R22: Residential</p> <p>AOS: Active Open Space</p> <p>OS: Open Space</p>	

	CE block within OS area; Community and Education
Existing use(s) of the site and proposed use(s) of the site:	Existing: agricultural Proposed: residential, open space, active open space, community facility and creche

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Cairn Homes Properties Ltd is the owner of the development site. Additional land on the public road is under the control of Wicklow County Council.			
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.	1. Cairn Homes Properties Ltd - 7 Grand Canal, Grand Canal Street Lower, Dublin 2 2. Wicklow County Council, County Buildings, Whitegates, Wicklow Town , Co. Wicklow A67 FW96 (Wicklow County Council letter of consent enclosed)		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [] No: [X]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

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 type="checkbox"/>] No: [<input checked="" 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
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		

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 type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
<p>If the answer is “Yes” above, please give details:</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.

We, Cairn Homes Properties Ltd, intend to apply to An Bord Pleanála for permission for a 7 year planning permission for a strategic housing development at this site of c.26.03ha at 'Coolagad', Greystones, Co. Wicklow . The application site is generally located to the west of the R761 Rathdown Road, north of Gate Lodge; north and west of Coolagad House, Temple Carrig School, Gaelscoil na gCloch Liath and Greystones Educate Together National School. The lands are bounded by Waverly Avenue and Seagreen Park residential areas to the east. Templecarrig Lower is located to the north of the lands and Kindlestown Upper to the west.

The development will consist of:

- 586 residential units including:
 - 351 two storey houses (207 no. 3 bed, 140 no. 4 bed, 4 no. 5 bed) comprising detached, semi-detached and terraced units
 - 203 no. apartments (65 no. 1 bed, 123 no. 2 bed, 15 no. 3 bed) provided within 6 no. blocks ranging from three to four-storey (over basement) with residential amenity facilities .
 - 32 no. duplex units within 2 no. three-storey blocks (16 no. 2 bed and 16 no. 3 bed units)
- c. 5,192 sqm of communal open space is provided to serve the proposed apartment/duplex units;
- Community building (single storey) of 392 sq.m. with 29 car parking spaces, including changing rooms and a multipurpose room.
- Creche building of 734 sq.m. with 21 car parking spaces
- A new vehicular entrance, with signalised junction and pedestrian crossings, will be provided off the R761 (Rathdown Road). The new junction will be linked to the existing signalised junction at Blacklion Manor Road / Redford Park which has a planned upgrade by Wicklow County Council. Cycle lanes will be provided along this section of the R761 on both sides. A footpath will also be provided on its western side. Car parking will be provided to the east of the R761, in the front of Redford Cemetery.
- The new access will provide a distributor road as part of the long-term objective to provide a northern access route from Greystones to the N11.
- Car and bicycle parking spaces are provided as follows:
 - 702 on curtilage car parking spaces for the houses; 206 car parking spaces at basement level and 5 at surface level for the apartments; and 32 spaces for the duplex units and 10 visitor spaces at surface level;
 - 22 motorbike parking spaces;

<ul style="list-style-type: none"> ▪ 436 resident and 118 visitor bicycle parking spaces are proposed in a mix of basement and surface levels for the apartment blocks and duplex units; 12 bicycle spaces are proposed for the creche, 12 for the community centre and 10 at the sport field. • The development also includes site development infrastructure, a hierarchy of internal streets including bridges, cycle paths & footpaths; new watermain connection and foul and surface water drainage; the development also provides for the construction of a new public foul sewer along the R761/R762 from the site entrance as far as the R762 in front of St. Kevin's National School, Rathdown Road, Greystones. • c.10.43ha open space to include a sport field, a MUGA, private, communal and public open spaces incorporating an existing stream, formal and informal play areas, and new boundary treatments. • ESB substations/switchrooms, lighting, site drainage works and all ancillary site development works above and below ground. <p>The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Wicklow County Development Plan, 2016-2022) and local area plan (Greystones-Delgany and Kilcoole Local Area Plan, 2013-2019).</p> <p>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.</p> <p>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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

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:	SHD-20/139
Meeting date(s):	22 nd September 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-308945-20

Meeting date(s):

23rd February 2021

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

See record of consultation attached to this form (page 33 of this document onward)

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 Published on 01/04/22	
(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:		Erected on 04/04/22
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Enclosed</p>		
(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?		Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: 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: [] No: [X]
(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 to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?		Yes: [X] No: [] N/A: []
If the answer to the above is "Yes", list the prescribed authorities concerned:	<p>On request of ABP:</p> <ul style="list-style-type: none"> - Department of Education - Irish Water - Wicklow County Childcare Committee <p>The applicants also sent a copy of the application to:</p>	

	- National Monuments Service
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:	05/04/22
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [X]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: [] n/a
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	n/a
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	n/a

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<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>Statement of consistency included</p>	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<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>	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]
<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>	
(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
<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>Statement of consistency included</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Response to the Opinion of ABP included</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Response to the Opinion of ABP included</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Statement of Material Contravention Included.</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:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	0	0
2-bed	0	0
3-bed	207	24,414

4-bed	140	19,766
4+ bed	4	774
Total	351	44,955

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	65	3,218
2-bed	139	10,890
3-bed	31	3,586
4-bed	0	0
4+ bed	0	0
Total	235	17,694

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
Total	0	0	0

(b) State total number of residential units in proposed development:		586	
(c) State cumulative gross floor space of residential accommodation, in m ² :		62,649 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
Childcare facilities (135 no. of childcare spaces)	734 sqm
Community Centre	393 sqm
6 ESB Substation at surface	105 sqm
Residential amenity	492 sqm
Bin and plant / LV meter upper / lower ground floor and include external cycle stores on ground floor	915 sqm
<p>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.</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	2,639 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	65,288 sqm
(d) Express 15(b) as a percentage of 15(c):	4.04 %

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X

<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>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>X</p> <p>See EIAR Chapter 11 for assessment of archaeology</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>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict</p>		X

Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		
(m) Do the Major Accident Regulations apply to the proposed development?		X
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included? If "Yes", give details of the specified information accompanying this application.	X Please see attached Cover Letter and Response to Opinion and documentation referenced therein	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m²:	n/a
State gross floor space of any proposed demolition, in m²:	n/a
State gross floor space of any building(s) / structure(s) to be retained in m²:	n/a
State total gross floor space of proposed works in m²:	n/a

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

(a) State existing use of land or structure:	agricultural
(b) Where the existing land or structure is not in use, state the	n/a

most recent authorised use of the land or structure:	
(c) State proposed use(s):	Residential, community, creche, open space and active open space
(d) State nature and extent of any such proposed use(s):	See response to question 9 above.
<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: [X]</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>	<p>X</p> <p>Please refer to architect’s drawings</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs</p>	<p>X</p> <p>Attached to this</p>	

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	application form	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(c) If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	n/a	

20. Water Services:

(A) Proposed Source of Water Supply:	
Please indicate as appropriate:	
(a) Existing Connection:	<input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Mains:	<input checked="" type="checkbox"/>
Group Water Scheme:	<input type="checkbox"/> Name of Scheme: _____
Private Well:	<input type="checkbox"/>
Other (please specify):	_____
(B) Proposed Wastewater Management / Treatment:	
Please indicate as appropriate:	
(a) Existing Connection:	<input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Sewer:	<input checked="" type="checkbox"/>
Conventional septic tank system:	<input type="checkbox"/>
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: ☒ via existing stream and wetland area

Other (please specify): and discharge to existing drainage pipes / culvert

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: ☒ No: ☐

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

Enclosed:

Yes: ☒ No: ☐

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: ☒ No: ☐

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

Enclosed:

Yes: ☒ No: ☐

<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Details are provided where we are proposing to amplify the existing water supply and also provide a new foul sewer to avoid impacting on existing sewer pipe</p>
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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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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>Schedule of documentation included.</p>

24. Application Fee:

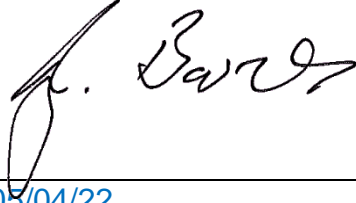
(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Maximum applicable fee
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

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: [X] No: [] Please refer to Universal Access Statement
--	--

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:	05/04/22

26. Contact Details- Not to be Published

Applicant(s):

First Name:	
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Michael Stanley, Sarah Murray, Ian Cahill, Shane Doherty
Company Registration Number (CRO):	552325
Contact Name:	Cliona Eogan
Primary Telephone Number:	01 696 4601
Other / Mobile Number (if any):	086 0613684
E-mail address:	Cliona.eogan@cairnhomes.com

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

First Name:	Jerry
Surname:	Barnes
Address Line 1:	20 Fitzwilliam Place
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin 2
Country:	Ireland
Eircode:	D02YV58
E-mail address (if any):	jbarnes@mdb.ie
Primary Telephone Number:	01 676 2594
Other / Mobile Number (if any):	087 41 9969

Person responsible for preparation of maps, plans and drawings:

First Name:	Lauren
Surname:	Quinn McDonogh
Address Line 1:	No. 1 Grantham Street
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 8
County:	Dublin 8
Country:	Ireland
Eircode:	
E-mail address (if any):	lqmcdonogh@mcorm.com
Primary Telephone Number:	01 478 8700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Cliona Eogan
Mobile Number:	086 0613684
E-mail address:	Cliona.eogan@cairnhomes.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.

RECORD OF CONSULTATION

The team consulted with the following parties.

With Wicklow County Council

Dates	Format	Team Members	WCC Representatives
08/02/22	Online	<p>Meeting to discuss: Community facility, public open space, playing field.</p> <p>Applicants (Cairn Homes): Cliona Eogan; Aidan McLernon, John Grace</p> <p>Design Team: MDB Planning: Sybil Berne, Jerry Barnes MCORM Architects: Stephen Manning, Lauren Quinn McDonogh KFLA Landscape: Kevin Fitzpatrick</p>	Richella Wood Deirdre Whitfield Michael Nicholson
29/06/21	Online	<p>Meeting to discuss: Community facility, public open space, playing field.</p> <p>Applicants (Cairn Homes): Daibhi McDomhnaill; Aidan McLernon, John Grace</p> <p>Design Team: MDB Planning: Sybil Berne, Rosemarie McLaughlin MCORM Architects: Stephen Manning, Lauren Quinn McDonogh KFLA Landscape: Kevin Fitzpatrick</p>	Deirdre Whitfield Michael Porter Ruairi O'Hanlon Richella Wood Michael Nicholson
31/08/21	Online	<p>Meeting to discuss: Preliminary traffic modelling Current site layout Existing Drainage Onsite Existing Local Network Sewer Capacity</p> <p>Design Team: AECOM – Civil: Laura Shaughnessy AECOM – Traffic: Kyle McKinnon AECOM – Traffic: Zac Cave</p>	Declan O'Brien Ruairi O'Hanlon

With Irish Water

Dates	Format	Team Members	IW Representatives
09/08/21 26/08/21 31/08/21	Emails	Aecom – Civil: Laura Shaughnessy Matteo Iannucci	Patrick O'Neill Fionan Ginty

Dates	Format	Team Members	IW Representatives
06/09/21 21/09/21 04/11/21 08/11/21 11/11/21 16/11/21			

With National Monuments Services

Dates	Format	Team Members	NMS Representatives
16/07/21	Online	Cairn Homes: Cliona Eogan IAC Archaeology: Rob Lynch, Muireann Ni Cheallachain MDB Planning: Jerry Barnes	Maeve O'Callaghan Sean Kirwan
02/12/21	Email	IAC Archaeology: Paul Duffy	Development Applications Unit - Diarmuid Buttimer with comment from Maeve O'Callaghan
28/01/21	Email	IAC Archaeology: Paul Duffy	Development Applications Unit - Diarmuid Buttimer with comment from Maeve O'Callaghan

With Wicklow County Childcare Committee

Dates	Format	Team Members	WCCC Representatives
14/02/22	Phone	MDB Planning: Sybil Berne	Lorraine McConnell
11/02/22	Email	MDB Planning: Sybil Berne	Lorraine McConnell
22/02/21	Email	MDB Planning: Rosemarie McLaughlin	Lorraine McConnell

With Waverly Residents (see attached memo)

Waverly Residents Memo

To: Cairn Homes
From: Waverly Residents

Memorandum Following Meeting 22/03/2022 at Cairn Home HQ Representatives from Cairn Homes.

Cliona Eogan, John Grace, and Finbar Barry.

Representatives from Waverly Residents.

Anthony Mulligan, Stephen Fitzmaurice, and Sinan Osan.

At the meeting, Cairn Homes presented their current architectural site plan that they intend to submit for the final SHD stage. Waverly Residents accept that many aspects of the current site plan are an improvement on the layout that was submitted to ABP as part of the initial SHD submission. Cairn have attempted to design out many of our residents' concerns such as:

- Overshadowing of units 35-62 Waverly Avenue,
- Loss of privacy of units 35-62 Waverly Avenue,
- Traffic through road into Waverly,
- Flooding during construction stage,
- Flooding as a permanent solution.

Notwithstanding the above, we still have remaining concerns which we ask to be taken into account by Cairn or else conditioned as part of a final planning permission:

- Overshadowing of units 35-62 Waverly Avenue. The proposed houses have been moved back from the boundary but have been replaced by high and imposing landscaping with large trees. These will overshadow units 35-62 Waverly Avenue blocking out sunlight from the gardens and blocking views of Kindlestown Hill. We ask that the height of this landscaping is carefully
-

considered to create a separation between the developments, but not to block sunlight into our gardens. We have extended an offer to Cairn Homes designers to visit our gardens to help in their deliberations and we hope that they accept this offer.

- Embankment and floor levels. The proposed front row of houses is positioned 65m-79m from the back of houses no 35-62 Waverly Avenue, however we were not advised on the proposed floor levels of these houses and our concern is that if existing levels are raised this would adversely affect us. We ask that these floor levels are kept low to prevent a negative impact on us.

- Security. The proposed hedgerow boundary is a nice soft feature which will provide a boundary to the back gardens of 35-62 Waverly Avenue. However, this will take many years to grow, and we ask that this natural boundary is strengthened / combined with a hidden fence within the hedgerow to provide a secure line.

- Cairn confirmed that they will proactively engage with residents to re-establish a common boundary between 35-62 which will result in the optimal use of land and least risk of ending up with barren, unkempt land. We look forward to seeing this followed through.

We are fully aware that there will be many construction related issues and we ask that Cairn continue to engage with us throughout the construction process to minimise the impact on security, noise and dust.

During the meeting held on 22/03/2022, Cairn only presented a site plan for the proposed development and discussed matters mentioned above. We have not reviewed any other documents being submitted to ABP at this point.

It is important to note that in addition to the above issues, Waverly Residents also raised other points of concern in our letter to Wicklow County Council dated 6th December 2020 such as LAP infringements, traffic generation into Greystones, pedestrian connection to Waverly, school places in Greystones and ecological habitats. The decision not to address any of these points in this memo should not be taken as an acceptance of same.

dporter@wicklowcoco.ie

Mr David Porter
Wicklow Housing Section
Wicklow County Council
County Buildings
Whitegates
Wicklow Town

BY EMAIL ONLY
10th February 2022

Dear Mr Porter,

COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED (“THE ACT”) IN RELATION TO THE RESIDENTIAL DEVELOPMENT AT COOLAGAD, BLACKLION, GREYSTONES, CO. WICKLOW.

I write to confirm our proposal to satisfy and comply with the requirements of S96 (Part V) of the Act in relation to the above development.

Please note that the contents of this letter are indicative at this stage and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the submission of an SHD planning application to An Bord Pleanála and will ultimately be subject to possible amendment and formal agreement with Wicklow County Council prior to submission of the commencement notice in relation to the development of the site. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

I note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission, and b) upon a site value at the time the permission is granted; neither of which can be available at this time.

Proposed Development

The application being submitted to An Bord Pleanála under the Strategic Housing Development process consists of 586 no. new residential units and a creche and community building.

The mix of residential units includes 351 no. 3, 4 and 5-bedroom houses, 32 no. 2 and 3-bed duplex apartments, and 203 no. 1, 2 and 3-bedroom apartments.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide 10% of permitted residential units on site in order to comply with Part V. Based on the current proposal this equates to 58 units and Cairn propose to deliver the following:

- 8 No. 2-bed Duplex (approx. 78 m²);
- 8 No. 3-bed Duplex (117.4 m²);
- 10 No. 3-bed Houses (116 m²);
- 10 No. 1-bed Apt (49.5 m²);
- 22 No. 2-bed Apt (78.4 m²);

The proposal is reflected in the attached plans. The above is subject to change depending upon the nature of any final grant of permission, including conditions.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €27,297,147. I confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015.

Finally, I would highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured, as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads "Cliona Eogan".

Cliona Eogan
Development Manager

ATTACHMENTS

Proposed Part V Site Layout Plan, Unit Layouts, Elevations & Schedule of Accommodation;
Proposed Cairn Costings.



Per Unit Cost Alloc																	
Description	Beds	No.	Area/Unit		Total Area	Build Cost	Site Works	Abnormals	Indirect Costs	Professional Fees	Development Con	Finance Costs	Margin	EUV	Vat	Total/Unit	
House Types																	
Type B - Mid Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B - Mid Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B - Mid Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B - Mid Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - End Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - End Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - End Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - End Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - End Terrace	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - Semi Detatched	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Type B2 - Semi Detatched	3 bed	1	118.4	1,274	1,274	151,936	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	408,147	
Duplex/Apartments																	
Duplex Type - Dup A	2 Bed	1	79.5	856	856	114,457	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	370,668	
Duplex Type - Dup A1	2 Bed	1	77.4	833	833	111,433	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	367,644	
Duplex Type - Dup A1	2 Bed	1	77.4	833	833	111,433	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	367,644	
Duplex Type - Dup A1	2 Bed	1	77.4	833	833	111,433	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	367,644	
Duplex Type - Dup A1	2 Bed	1	77.4	833	833	111,433	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	367,644	
Duplex Type - Dup A1	2 Bed	1	77.4	833	833	111,433	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	367,644	
Duplex Type - Dup A1	2 Bed	1	77.4	833	833	111,433	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	367,644	
Duplex Type - Dup A	2 Bed	1	79.5	856	856	114,457	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	370,668	
Duplex Type - Dup B	3 Bed	1	122.1	1,314	1,314	175,788	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	431,999	
Duplex Type - Dup C	3 Bed	1	117.7	1,267	1,267	169,454	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	425,664	
Duplex Type - Dup C	3 Bed	1	117.7	1,267	1,267	169,454	32,712	16,942	49,241	23,550	16,871	36,450	26,333	2,107	52,004	425,664	
Duplex Type - Dup C	3 Bed																



Wicklow County Council
COMHAIRLE CHONTAE CHILL RHANTAIN

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES CONSTRUCTION LTD

SCHEME COOLAGAD, GREYSTONES, CO.WICKLOW
586 Units

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

Substructures - Basement Car-Parking	2	€2,105,919
Substructures Generally	3	€9,724,629
Superstructures	4 & 5	€83,641,315
External Works	6	€888,756
Site Development Works	7	€19,169,255
Abnormal Works	8	€9,927,800
Indirect Project Costs	9	€28,855,265
Total:	1	€154,312,940

DEVELOPMENT ON COSTS

Professional Fees		€13,800,344
Development Contributions		€9,886,520
Finance Costs		€21,359,977
Total:	2	€45,046,841

DEVELOPERS' PROFIT

On Building Costs	10%	154,312,940	3	€15,431,294
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LAND COSTS

Existing Land Use Value	4	€1,234,537
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SUB-TOTAL:

1 - 4 above

€216,025,612

add:

Value Added Tax

€30,474,490

TOTAL COSTS:

€246,500,102

No Of Units	586	€420,649
-------------	-----	----------

Net internal floor area (Sales Area)
SqM and SqFt

674,336

€365.55



Wicklow County Council
COMHAIRLE CHONTAE CHILL RHANTAIN

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES CONSTRUCTION LTD

SCHEME COOLAGAD, GREYSTONES, CO.WICKLOW
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LAND COSTS

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-------------------------	---	------------

SUB-TOTAL:

1 - 4 above

€216,025,612

add:

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TOTAL COSTS:

€246,500,102

No Of Units	586	€420,649
-------------	-----	----------

Net internal floor area (Sales Area)
SqM and SqFt

674,336

€365.55

20005 Coolagad, Greystones, Co. Wicklow																				M C O R M				M'CROSSAN O'ROURKE MANNING ARCHITECTS			
SCHEDULE OF ACCOMMODATION - PART V																											
TYPES	DESCRIPTION	HEIGHT	TYPE	QUANTITY	BEDSPACES	BEDSPACES Total	AGGREGATE LIVING/ DINING/ KITCHEN AREA (sqm)	BED 1 (sqm)	REQUIRE D FLOOR AREA (sqm)	BED 2 (sqm)	REQUIRED FLOOR AREA (sqm)	BED 3 (sqm)	REQUIRED FLOOR AREA (sqm)	BED 4 (sqm)	BED 5 (sqm)	AGGREGATE BED AREA (sqm)	REQUIRED AGGREGATE FLOOR AREA (sqm)	STORAGE (sqm)	REQUIRE D AGGREG (sqm)	UNIT AREA sq.m	PRIVATE AMMENIT Y SPACES sq.m	TOTAL AREA (sqm)	TARGET GROSS FLOOR AREA(sq m)	EXCEEDS TARGET BY (sqm)	DUAL/SINGLE ASPECT		
APARTMENT - BLOCK B1																											
1	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL	Upper Ground Floor	
2	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
3	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
4	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
5	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
6	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
7	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
8	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
9	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL	First Floor	
10	Type AP 2C	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.8	13.0	11.5	11.4	n/a	n/a	n/a	n/a	25.3	24.4	7.7	6.0	78.40	min 7 sqm	78.4	73.0	5.4	SINGLE		
11	Type AP 2C	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.8	13.0	11.5	11.4	n/a	n/a	n/a	n/a	25.3	24.4	7.7	6.0	78.40	min 7 sqm	78.4	73.0	5.4	SINGLE		
12	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
13	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
14	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
15	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
16	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
17	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL	Second Floor	
18	Type AP 2C	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.8	13.0	11.5	11.4	n/a	n/a	n/a	n/a	25.3	24.4	7.7	6.0	78.40	min 7 sqm	78.4	73.0	5.4	SINGLE		
19	Type AP 2C	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.8	13.0	11.5	11.4	n/a	n/a	n/a	n/a	25.3	24.4	7.7	6.0	78.40	min 7 sqm	78.4	73.0	5.4	SINGLE		
20	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
21	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
22	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
23	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
24	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
25	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL	Third Floor	
26	Type AP 2C	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.8	13.0	11.5	11.4	n/a	n/a	n/a	n/a	25.3	24.4	7.7	6.0	78.40	min 7 sqm	78.4	73.0	5.4	SINGLE		
27	Type AP 2C	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.8	13.0	11.5	11.4	n/a	n/a	n/a	n/a	25.3	24.4	7.7	6.0	78.40	min 7 sqm	78.4	73.0	5.4	SINGLE		
28	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	3.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
29	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	3.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
30	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
31	Type AP 1A	1 Bed (2 Person)	1 Storey	1	2	2	29.7	11.4	13.0	n/a	11.4	n/a	n/a	n/a	n/a	11.4	11.4	3.1	3.0	49.50	min 5 sqm	49.5	45.0	4.5	SINGLE		
32	Type AP 2A	2 Bed (4 Person)	1 Storey	1	4	4	30.8	13.8	13.0	12.5	11.4	n/a	n/a	n/a	n/a	26.3	24.4	6.1	6.0	78.40	min 7 sqm	78.4	73.0	5.4	DUAL		
OVERALL TOTAL				32		108																2220					
1 BEDS				10																							
2 BEDS				22																							
3 BEDS				0																							
DUPLEX BLOCK 1																											
NO.																											
1	Duplex Type - Dup A	2 Bed (4 Person)	1 Storey	1	4	4	33.0	13.6	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.4	24.4	6.8	min 6 sq.m	79.50	min 6 sqm	79.5	73.0	6.5	DUAL		
2	Duplex Type - Dup A1	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.2	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.0	24.4	6.7	min 6 sq.m	77.40	min 6 sqm	77.4	73.0	4.4	DUAL		
3	Duplex Type - Dup A1	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.2	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.0	24.4	6.7	min 6 sq.m	77.40	min 6 sqm	77.4	73.0	4.4	DUAL		
4	Duplex Type - Dup A1	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.2	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.0	24.4	6.7	min 6 sq.m	77.40	min 6 sqm	77.4	73.0	4.4	DUAL		
5	Duplex Type - Dup A1	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.2	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.0	24.4	6.7	min 6 sq.m	77.40	min 6 sqm	77.4	73.0	4.4	DUAL		
6	Duplex Type - Dup A1	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.2	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.0	24.4	6.7	min 6 sq.m	77.40	min 6 sqm	77.4	73.0	4.4	DUAL		
7	Duplex Type - Dup A1	2 Bed (4 Person)	1 Storey	1	4	4	32.5	13.2	13.0	11.8	11.4	n/a	n/a	n/a	n/a	25.0	24.4	6.7	min 6 sq.m	77.40	min 6 sqm	77.4	73.0	4.4	DUAL		
8	Duplex Type - Dup A	2 Bed (4 Person)	1 Storey																								



Comhairle Contae Chill Mhantáin Wicklow County Council

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20120
Faics / Fax: (0404) 67792
Suíomh / Website: www.wicklow.ie

Tithíocht - Housing

Cliona Egan,
Cairn Homes PLC,
7 Grand Canal,
Grand Canal Street Lower,
Dublin 2.

7th March 2022

**RE: PROPOSED PLANNING APPLICATION FOR DEVELOPMENT OF 586 UNITS AT
COOLAGAD, GREYSTONES, CO. WICKLOW
APPLICANT CAIRN HOMES PROPERTIES LIMITED.**

SUBJECT TO CONTRACT AND CONTRACT DENIED

Dear Ms. Egan,

I refer to the above proposed Planning Application by Cairn Homes Properties for 586 units at development address Coolagad, Greystones, Co. Wicklow and your submission received on 10th February 2022 to the Council in relation to the manner in which you propose to fulfill your obligations under Part V of the Planning and Development Acts as amended.

It is not possible to determine whether the transition arrangements apply in relation to the Part V for this site based on the information supplied. It should be noted that the applicant will be required to submit evidence of when the land was purchased to qualify for the 10% Part V obligation.

Subject to Contract and to further detailed agreement upon the grant of a Planning Permission for the above development, I can confirm that Wicklow County Council is agreeable in principle only, that if your Company qualifies for the transition arrangements in respect of Part V, then your clients Part V obligations may be satisfied by the provision of 58 residential units as follows:

8 x 2 bed 4 person duplex units Type A & A1
8 x 3 bed 5 person duplex units Type B & C
10 x 3 bed 5 person houses Type B & B2
10 x 1 bed 2 person apartments Type 1A
22 x 2 bed 4 person apartments Type 2A & 2C

As included in your submissions and outlined in Drawing Titled Apartment Blocks A-C Part V PL800 and drawing numbers PL801, PL802, PL803, PL804, PL805, PL806 & PL807.

It appears from the information supplied that the 1 and 2 bed apartments are acceptable at 49.5sqm and 78.4sqm. The 2 bed duplex unit is acceptable at 77sqm. The 3 bed duplex unit is oversized at 117 and 122sqm against a target of 101sqm. The 3 bed houses are oversized at 118sqm against a target of 101sqm. En-suites are not required. Please note that in order for the Council to receive funding the units should meet the Quality Housing for Sustainable Communities Guidelines.

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.

This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Oifigeach Feidhmiúcháin Sinsearach d'Eastát Tithíochta agus Corparáideach.
All correspondence should be addressed to the Senior Executive Officer of Housing and Corporate Estate.



It should be noted that this letter is preliminary only and that the final provision in compliance with your/your clients Part V obligations and the costings relating thereto which are yet to be agreed can only be agreed on the issue of a Final Grant of Planning Permission whether by Wicklow County Council or by An Bord Pleanála on appeal.

Please also note that if the development is proposed to be carried out in phases, a Final Agreement will have to be reached prior to the commencement of development on foot of such Planning Permission as to the phasing of the development and the phasing of the satisfying of your/your clients Part V obligations under the said Planning Permission when granted. Units proposed for Part V should be pepper potted in groups of no more than 4.

It should be noted that where developments proposed are for apartments, without own door access, communal stairs or communal halls, shared access passages under or behind units and communal bin storage, large areas of external paving and timber decking, dormer windows, valleys or parapets, timber cladding, wooden windows and doors, flat roofs and small sections of flat roofs over doors or windows or balconies, social leasing to Approved Housing Bodies may be more appropriate to fulfill Part V requirements. Developers should notify the housing authority where they are engaging with an approved housing body, in this regard.

When applying for this permission, the Directors of the company should indicate their assent to the proposals that you have negotiated on their behalf.

Article 22 (2)(e) of the Planning and Development Regulations has been amended and now imposes specific requirements in relation to the details which need to be submitted as part of the planning application as to how the applicant proposes to comply with a Part V condition.

Where an applicant fails to submit the required minimum details for a Part V proposal, failure to submit proposals in full may result in the planning authority invalidating an application on the grounds of non-compliance with article 22(2)(e). Your planning application should include

1. How you propose to discharge his/her Part V obligation as regards a section of a preferred option from the options available under the legislation.
2. Details in relation to the units or land to be provided.
3. Financial aspects – it is noted that indicative costs have been received and they should also be submitted with your planning applications.
4. It will be necessary for the applicant to submit evidence of when the land was purchased e.g. Transfer Order, Folio, Revenue stamped certificate or executed contract outlining that the purchase was complete on the given date in order to determine whether the transition arrangements apply in relation to this proposed development.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. Porter', written over a horizontal line.

David Porter
Administrative Officer
Housing, Capital Projects
Wicklow County Council