



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	The Land Development Agency
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	2nd Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67, Ireland
Company Registration No:	710453

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

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

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Derbhile MacDonagh
Firm/Company:	O'Mahony Pike, The Chapel, Milltown Avenue, Mount Saint Annes, Milltown, Dublin 6

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Hacketstown
Address Line 2:	in the townland of Milverton, Hacketstown and Townparks
Address Line 3:	to the west of the Golf Links Road,
Town/City:	Skerries
County:	Co. Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	No.: 2652-22 X,Y=725053.4832, 759180.6216
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	6.7 ha
Site zoning in current Development Plan or Local Area Plan for the area:	"RA" Residential Area – <i>"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure"</i> .

Existing use(s) of the site and proposed use(s) of the site:	Existing: Agricultural Use Proposed: Residential
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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:

Letters of consent from owner entities including Fingal County Council and the Housing Agency (see application form attachments and below for details).

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.

Fingal County Council
County Hall, Main Street, Swords
County Dublin
K67 X8Y2

The Housing Agency
53 Mount Street Upper,
Dublin 2
D02 KT73

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:

The lands to the north of the application site are in the control of the Housing Agency note the Land Development Agency illustration on OMP's Site Location Map.

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
FCC Reg. Ref. F21A/0287 ABP-312189-21	Advance infrastructure works on a 2.5 ha site at Hackettstown, Skerries to facilitate future residential development on lands zoned for residential use to the north and south of subject site.	Notification of Decision to Grant 15 November 2021 by FCC pending decision from ABP following first and third party appeals.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [X] No: []
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
ABP-312189-21		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [x] No: []
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
FCC Reg. Ref. F20A/0324; ABP Reg. Ref. 309409		
Reconstruction of the Miller's Lane/Shenick Road/Golf Links Road junction to provide for a four armed mini roundabout; Upgrading and extension of the two-lane flared approach to the junction on both the northern (Dublin Road) and south-eastern (Miller's Lane) arms of the existing three-arm roundabout junction; The provision of Zebra Crossing facilities on all arms of both junctions. Final Grant from ABP: 19/07/2021.		
Reg. Ref.: F11A/0309 & PL.06F.240639 - Lands immediately north of the site		
Fingal County Council issued a decision to grant permission for the construction of 103 no. dwelling houses, 1 no. 2 - storey creche (455 sqm.) and all associated and ancillary site developments. above development on the 27th of April 2012. Subsequently, an appeal was		

lodged on 24th of May 2012 and an order to grant permission was made by An Bord Pleanala on 27th March 2013.

This application was subsequently extended under Reg. Ref.: F11A/0309/E1 by decision dated 5th of February 2018.

Is the applicant aware of the site ever having been flooded?

Yes: [] No: [X]

If the answer is "Yes" above, please give details e.g. year, extent:

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[X]

If the answer is "Yes" above, please give details:

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

We, The Land Development Agency, intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at this site located at Hacketstown in the townlands of Milverton, Townparks and Hacketstown, Skerries, Co. Dublin. The subject lands are accessed via Golf Links Road to the south and Ballygossan Park Phase 1 to the north. The site is bound by the Dublin – Belfast railway line to the west, the Golf Links Road to the east and south, and by individual houses to the east and south. The application site is c. 6.7 hectares.

The proposed development comprises 345 no. residential units comprising of 84 no. 1-bed units, 104 no. 2-bed units (68 no. 2-bed apartments and 36 no. 2-bed duplexes), 157 no. 3-bed units (118 no. 3-bed duplexes and 39 no. 3 - bed houses) ranging in height from 2 no. – 4 no. storeys.

The proposed development is set out in 8 blocks which comprise the following:

- Block A1 comprises 39 No. units at 4 storeys in height (Comprising a mix of 26 No. apartments & 13 No. Duplexes)
- Block A2 comprises 33 No. units at 4 storeys in height (Comprising a mix of 22 No. apartments & 11 No. Duplexes)
- Block B1 comprises 16 No. units at 3 storeys in height (Comprising all 3 bed Duplexes)
- Block B2 comprises 16 No. units at 3 storeys in height (Comprising all 3 bed Duplexes)
- Block C comprises 42 No. units at 2-3 storeys in height (Comprising 15 No. apartments & 27 No. Duplexes)
- Block D comprises 32 No. units at 2-3 storeys in height (Comprising 12 No. apartments and 20 No. houses)
- Block E comprises 62 No. units at 2-3 storeys in height (Comprising 38 No. apartments & 24 No. Duplexes)
- Block F comprises 66 No. units at 2-3 storeys in height (Comprising 39 No. apartments & 27 No. Duplexes)
- Block G comprises 25 No units at 2-3 storeys in height. (Comprising 20 No. Duplexes and 5 No. houses)

<ul style="list-style-type: none"> Block H comprises 14 No units at 2-3 storeys in height. (Comprising 14 No. houses) Public Open Space of c.16,670 sqm (25% of net developable area) is proposed including the parkland and main public square, in addition to the linear park of c.2,427 sqm; c.2,272 sqm communal open space is proposed to serve the apartments; 414 car parking spaces in total are proposed including 40 visitor spaces, 3 for creche set down and 2 for creche staff parking within undercroft and at surface level. 802 No. bicycle parking spaces comprising including 128 No. visitor spaces and 10 No. to serve the creche; Childcare and community facility of c.377 sqm. located in Block C; Upgrades to the Golf Links Road including new pedestrian and cycle infrastructure with frontage on Golf Links Road; Vehicular access off the Golf Links Road is to be provided to the south east of the subject site; In addition the proposal will provide a new internal link road. This internal link road will connect to the adjacent lands to the north, for which a separate planning application has been made to Fingal County Council under Reg. Ref. F21A/0287 (ABP Reg. Ref. 312189-21); <p>The proposed apartments include the provision of private open space in the form of balconies to elevations of the proposed buildings. The development also includes vehicular, pedestrian, and cycle accesses, bicycle stores, lighting, landscaping, amenity spaces, drop off areas, boundary treatments, refuse facilities, services, utilities, substations, internal roads, footpaths and shared surfaces and all associated ancillary and site development works.</p> <p>An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the application and accompany this application.</p>	
Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [X] No: []
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [X] No: []

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	<u>PPSHD/008/20</u>

Meeting date(s):	2 no. pre-planning consultations under 247 of the Act of 2000 took place with Fingal County Council on the 30/01/2020 (FCC, Swords) and 06/07/2020 (MS Teams).
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-308478-20
Meeting date(s):	10th December, 2020 via Microsoft Teams
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>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:</p>	
<p>Irish Water –Pre-Connection Enquiry Form was Submitted and Confirmation of Feasibility (CoF) received 2nd April 2020. Statement of Design Acceptance (SODA) was Submitted and Acceptance received: 16 February 2021.</p> <p>National Transport Authority – Consultation was held between the LDA and the Tanya Yeoman of the NTA on the 6th January to discuss the SHD.</p>	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	6 th April 2022 Irish Daily Mail	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		6 th April 2022
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [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: []
		Yes: [X] No: []

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [X] No: [] N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation) 2. The Heritage Council 3. An Taisce 4. Irish Water 5. Transport Infrastructure Ireland 6. National Transport Authority 7. Córas Iompair Éireann 8. The Commission for Railway Regulation 9. Iarnród Éireann 10. Fingal Childcare Committee
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>8th 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: [] No: [X]</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: [] No: [] 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>

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
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12. Statements Enclosed with the Application Which:

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

consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	
(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>Enclosed: Yes: [X] No: [] N/A: []</p> <p>Please see JSA 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>Enclosed: Yes: [X] No: []</p> <p>Please see JSA Statement of Material Contravention</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 m²
1-bed	0	N/A
2-bed	0	N/A
3-bed	39	4,388sqm
4-bed	0	N/A
4+ bed	0	N/A
Total	39	4,388sqm

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	N/A
1-bed	84	4,284 sqm
2-bed	104	7,376sqm
3-bed	118	13,979sqm
4-bed	0	N/A
4+ bed	0	N/A
Total	306	25,639sqm

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

(b) State total number of residential units in proposed development:	345
(c) State cumulative gross floor space of residential accommodation, in m ² :	30,027sqm

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 (70* no. of childcare spaces)	c. 377 sqm
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	c. 377 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c. 30,405 sqm
(d) Express 15(b) as a percentage of 15(c):	1%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	

<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local</p>		X

<p>authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		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>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Please see Cover Letter to ABP for schedule of enclosed docs.</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	N/A

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

(a) State existing use of land or structure:	Agriculture
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	6.7 ha for residential uses and associated uses (open space, childcare, ancillary uses)
<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: [X] No: [] N/A: []</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	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 see Appendix 2 of this Application form for Part V Pack</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X</p> <p>Please see Appendix 2 of this Application form for Part V Pack</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X</p> <p>Please see Appendix 2 of this Application form for Part V Pack</p>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application		

form indicating the basis on which section 96(13) is considered to apply to the development.		
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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: <input type="checkbox"/>

Soakpit: <input type="checkbox"/>	
Watercourse: <input checked="" type="checkbox"/>	
Other (please specify): _____	
(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please see Appendix 3 for Irish Water Correspondence
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please see DBFL Engineering Services Report
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>Please see Traffic and Transport Assessment prepared by DBFL</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>Please see enclosed Mobility Management Plan prepared by DBFL</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>Please see Road Safety Audit prepared by Bruton Consulting Engineers</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [X] No: []</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Please see 19020A-OMP-00-00-DR-A-1030_Proposed Site Layout Plan - Taken In Charge Drawing prepared by OMP</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>Please see Cover letter for list of documents and issue sheets prepared by respective consultants.</p>

24. Application Fee:


(a) State fee payable for application:	€67,564.40
(b) Set out basis for calculation of fee:	Residential Units: 345 X €130 = €44, 850 Non-residential: 377 X €7.20 =€ 2,714.40 EIAR:€10,000 NIS:€10,000
(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: [] See OMP Architectural Design Statement and associated drawings.
--	---

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:	08/04/2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	The Land Development Agency
Surname:	
Address Line 1:	2 nd Floor Ashford House
Address Line 2:	Tara Street
Address Line 3:	
Town / City:	Dublin2
County:	Dublin
Country:	Ireland
Eircode:	D02 VX67
E-mail address (if any):	info@lda.ie
Primary Telephone Number:	(01) 910 3400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	John Colemanm Michael Stone, Michelle Norris, Frank Curran, Cormac O'Rourke.
Company Registration Number (CRO):	710453
Contact Name:	Eamonn Reidy
Primary Telephone Number:	086 065 4526
Other / Mobile Number (if any):	
E-mail address:	ereidy@lda.ie >

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

First Name:	Stephen
Surname:	Blair
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	Dublin 2
Town / City:	
County:	Dublin
Country:	Ireland
Eircode:	D02ND61
E-mail address (if any):	sblair@johnspainassociates.com
Primary Telephone Number:	01 662 5803
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Derbhile
Surname:	MacDonagh
Address Line 1:	O' Mahony Pike
Address Line 2:	The Chapel
Address Line 3:	Milltown Avenue, Mount Saint Annes,
Town / City:	Milltown
County:	Dublin 6
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	
Primary Telephone Number:	(01) 202 7400
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Stephen Blair
Mobile Number:	0879298702
E-mail address:	sblair@johnspainassociates.com

General Guidance Note:

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

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

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

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

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

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

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

APPENDIX 1: LETTERS OF CONSENT



Ms Clare Fox
Project Manager
Local Development Agency
Second Floor
Ashford House
Tara Street
Dublin 02

7th October 2020

Re: Hackettstown, Skerries, Co. Dublin - request for letter of consent for impending planning application for new road entrance to proposed development

Dear Ms Fox,

I confirm that the Property Services Division, Economic Enterprise & Tourism Development Department of Fingal County Council consent **only** to the inclusion of that land in charge of Fingal County Council as identified and shown outlined in red on attached drawing no. 190170-DBFL-RD-SP-DR-C-1008 **for the purpose of the application for planning permission and for no other purpose.** It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflect the boundaries of the land stated to be in charge of the Council.

Furthermore, it should be noted the within consent does not confer any rights to Local Development Agency in respect of the land identified and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

In the event that planning permission is granted no works should commence without prior written agreement from the Property Services Division of Fingal County Council.

This letter is issuing on the basis of the undertaking given by the applicant of prior discussions with Council officials in relation to the land.

Yours sincerely,

Emer O'Gorman
Director of Services
Economic, Enterprise & Tourism Development Department

CONSULTANTS TO THE PROJECT ARE THE AUTHOR OF THIS DRAWING AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE CONTENTS OF THIS DRAWING.

NOTES:
GENERAL NOTES:
1. ALL CO-ORDINATES ARE TO BESH
2. ALL LEVELS ARE TO ORDNANCE DATUM
3. ALL DIMENSIONS IN METERS UNLESS
SPECIFIED OTHERWISE
4. DO NOT SCALE FROM DRAWING

LEGEND:
LINE NUMBER NUMBER
BOUNDARY OF FOOTPATH
VEGETATION
CONCRETE
UNDESIGNED AREA

ORDNANCE SURVEY IRELAND LICENCE
© ORDNANCE SURVEY IRELAND
GOVERNMENT OF IRELAND

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR CONSTRUCTION	02/03/2023	DL	DL
2	ISSUED FOR TENDERS	02/03/2023	DL	DL

DL
D&P Consulting Engineers
125, Lower Bragg Road, Dublin 15, Ireland
TEL: 01 460 9898
WWW.DPCE.COM

PROJECT: JUNCTION UPGRADE WORKS AT
RACKETTSTOWN - SCENES
CLIENT: LAND DEVELOPMENT AGENCY
DRAWN BY: [Name]

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR CONSTRUCTION	02/03/2023	DL	DL
2	ISSUED FOR TENDERS	02/03/2023	DL	DL



LANDTAKE AREA
656m²

St. Marys Shrine
Mount Street



2nd March 2022

Land Development Agency
2nd Floor, Ashford House,
Tara Street,
Dublin D02 VX67

Subject to Contract/Contract Denied

Re: Site at Hackettstown, Skerries, Co. Dublin (the “Property”) - Proposed Strategic Housing Development Application to An Bord Pleanála

Dear Sirs,

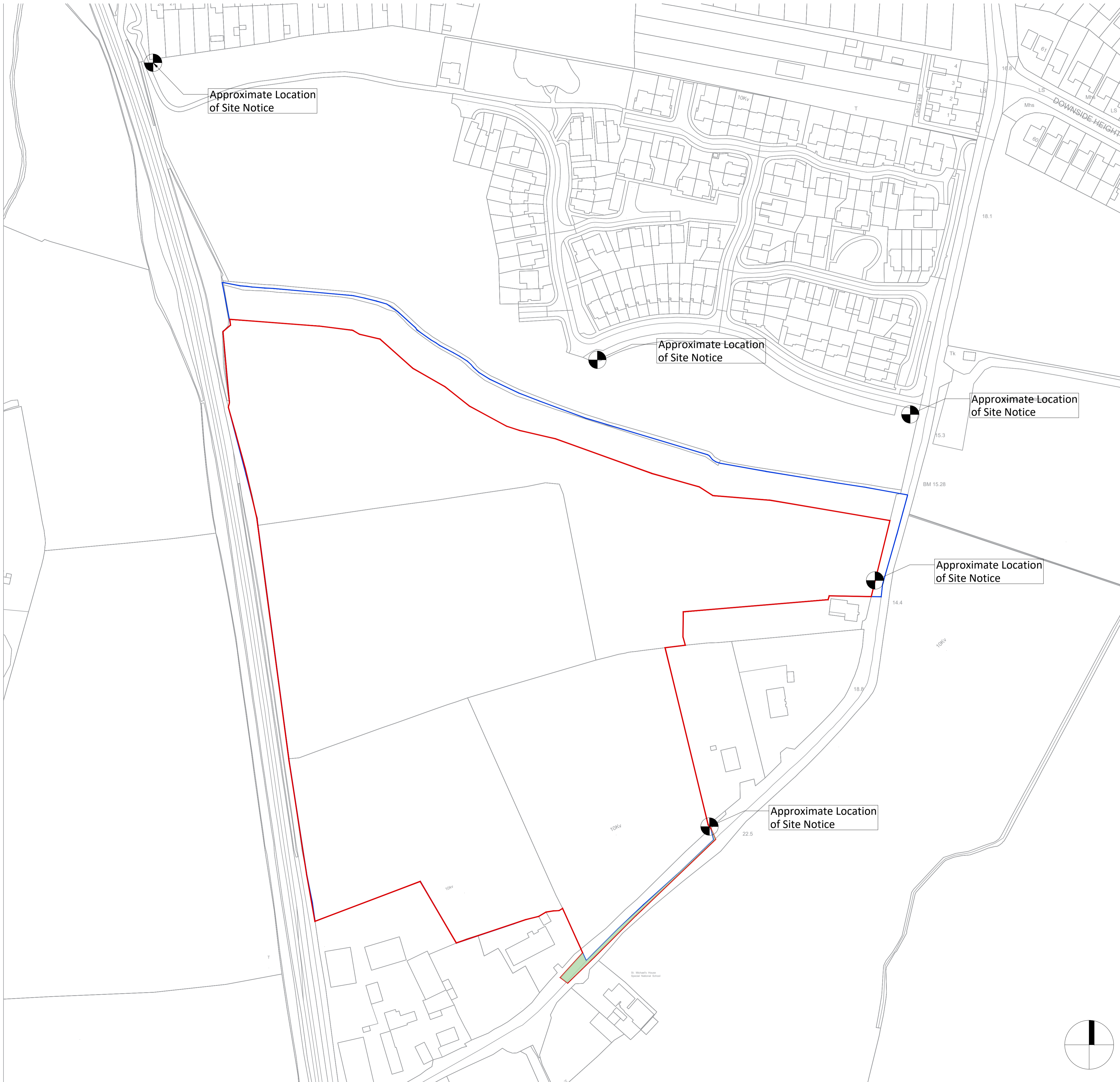
I wish to confirm that the Housing & Sustainable Communities Agency (the Housing Agency), are the registered owner of lands at Hackettstown, Skerries, Co. Dublin contained in (Folio DN163079F) We consent to the Land Development Agency (the applicant) making a Strategic Housing Development submission to An Bord Pleanála.

The application to An Bord Pleanála is to be based on the documents sent to the Housing Agency on the 22nd of February 2022.

Yours faithfully,

A handwritten signature in blue ink that reads "Bob Jordan". The signature is written in a cursive style and is positioned above a horizontal line.

Bob Jordan
Chief Executive Officer



Site Location Map

Ordnance Survey Licence Number: **CYAL50241973**

Description:
 =====
 Digital Cartographic Model (DCM)
 =====
 Publisher / Source:
 =====
 Ordnance Survey Ireland (OSi)
 =====
 Data Source / Reference:
 =====
 PRIME2
 =====
 File Format:
 =====
 Autodesk AutoCAD (DWG_R2013)
 =====
 File Name:
 =====
 v_50080158_1.dwg
 =====

Clip Extent / Area of Interest (AOI):
 =====
 LLX,LLY= 724745.9832,758765.6216
 LRX,LRX= 725360.9832,758765.6216
 ULX,ULY= 724745.9832,759595.6216
 URX,URY= 725360.9832,759595.6216
 =====

Projection / Spatial Reference:
 =====
 Projection= IREN95_Irish_Transverse_Mercator
 =====

Centre Point Coordinates:
 =====
 X,Y= 725053.4832,759180.6216
 =====

Reference Index:
 =====
 Map Series | Map Sheets
 1:1,000 | 2652-22
 1:2,500 | 2722-A
 =====

Data Extraction Date:
 =====
 Date= 22-Aug-2019
 =====

Source Data Release:
 =====
 DCLMS Release V1.120.106
 =====

Product Version:
 =====
 Version= 1.3
 =====

License / Copyright:
 =====
 Ordnance Survey Ireland 'Terms of Use' apply.
 Please visit 'www.osi.ie/about/terms-conditions'.
 =====

© Ordnance Survey Ireland, 2019

Legend

- ▭ Site Application Boundary
- ▭ Lands within Housing Agency ownership to be transferred to LDA
- ▭ Lands within FCC Ownership

Revision Description	Date	Rev. No.	Issued by
Draft	23.06.2021	01	KÓC
Draft	28.01.2022	02	KÓC
Planning	05-04.2022	03	KÓC

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at 50 - WIP.

omahony pike

architecture | urban design | Dublin | Cork
 email: info@omahonypike.com | The Chapel | 26 South Mall
 tel: +353 1 202 7400 | Mount St. Anne's | Cork City
 fax: +353 1 283 0822 | Milltown, Dublin 6 | Co. Cork
 www.omahonypike.com | D06 XNS2 Ireland | T12 R2RV Ireland

Project No.: 19020A Scale @ A1: 1:1000
 Project Lead: DMD Date Printed: 05-04-2022
 Drawn By: KÓC Current Rev.: 03
 Model No.: 19020A-OMP-00-SX-DR-A-1001
 Purpose: Planning

Project: Residential Development at Hacketstown
 Location: Hacketstown, Skerries, Co. Dublin
 Client: Land Development Agency

Drawing Title: Site Location Map
 Drawing No.: 19020A-OMP-00-SX-DR-A-1000

Submittal - Checked By - Date

APPENDIX 2: PART V PACK

Please see enclosed Part V Pack including booklet prepared by OMP, Part V Validation letter and costings.



Mr. Eamonn Reidy
Land Development Agency
Level 2
Ashford House
Tara Street
Dublin 2

28th March 2022

Our Ref: A277

Dear Mr. Reidy,

Re: Development at Hackettstown, Skerries, Co. Dublin

I note your correspondence with regard to your proposed planning application for development of 345 units at Hackettstown, Skerries, Co. Dublin.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your Part V obligation (the location of the Part V units, unit types and quantum of units to be determined) under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks,
Senior Staff Officer,
Housing Department

Description	# Beds	# Units	Area Sq Mtr/Unit (Gross)	Area (Sq Ft./Unit)	Total Gross Area (Sq.m)	Build Cost/Unit € *	Siteworks/ Unit €	Abnormals/ Unit €	Road Junction Upgrade Works €	Total Cost/ Unit €	Total Cost €	Workings	Indirect Costs €	Professional Fees €	Finance Costs €	Margin €	Site EUV €	VAT €	Total €	€ unit	Total / €
Block A1																					
End Terrace Duplex (Unit Type A4)																					
2 bed Apartment	2	1	72.5	771.3	73	€ 210,719.27	€ 33,745.96	€ 21,626.65	€ 4,590.58	€ 270,682.47	€ 270,682.47	270,682	11,158	€ 21,654.60	€ 21,244.65	€ 21,654.60	1,175	46,922	€ 394,490.68	€ 394,490.68	
1 bed Apartment	1	1	53	563.9	53	€ 154,043.05	€ 24,689.46	€ 18,903.24	€ 3,355.88	€ 200,971.63	€ 200,971.63	200,972	11,158	€ 16,077.73	€ 15,974.51	€ 16,077.73	1,175	35,294	€ 296,727.79	€ 296,727.79	
3 bed Duplex	3	1	124.6	1,325.6	125	€ 362,146.50	€ 57,996.51	€ 28,903.04	€ 7,889.47	€ 456,935.52	€ 456,935.52	456,936	11,158	€ 36,554.84	€ 35,325.38	€ 36,554.84	1,175	77,990	€ 655,693.08	€ 655,693.08	
Mid Terrace Duplex (Unit Type A2)																					
2 bed Apartment	2	5	68.5	728.8	343	€ 185,017.70	€ 31,884.12	€ 21,068.00	€ 4,337.31	€ 242,307.13	€ 1,211,535.67	1,211,536	11,158	€ 19,384.57	€ 19,099.47	€ 19,384.57	1,175	42,189	€ 1,773,484.71	€ 354,696.94	
1 bed Apartment	1	5	52	553.2	260	€ 140,451.40	€ 24,204.00	€ 18,763.58	€ 3,292.56	€ 186,711.63	€ 933,557.67	933,558	11,158	€ 14,936.92	€ 14,896.45	€ 14,936.92	1,175	32,915	€ 1,383,646.69	€ 276,729.34	
3 bed Duplex	3	5	122.3	1,301.1	612	€ 330,330.88	€ 56,925.95	€ 28,581.82	€ 7,743.84	€ 423,582.49	€ 2,117,912.43	2,117,912	11,158	€ 33,886.60	€ 32,803.89	€ 33,886.60	1,175	72,426	€ 3,044,592.92	€ 608,918.58	
Block B1																					
End Terrace Duplex (Unit Type B2)																					
3 bed Duplex	3	1	113	1,202.2	113	€ 282,075.88	€ 52,597.16	€ 15,781.81	€ 7,154.98	€ 357,609.82	€ 357,609.82	357,610	11,158	€ 28,608.79	€ 27,816.36	€ 28,608.79	1,175	61,422	€ 516,398.12	€ 516,398.12	
3 bed Duplex	3	1	110	1,170.3	110	€ 274,587.14	€ 51,200.77	€ 15,362.82	€ 6,965.02	€ 348,115.75	€ 348,115.75	348,116	11,158	€ 27,849.26	€ 27,098.61	€ 27,849.26	1,175	59,838	€ 503,083.58	€ 503,083.58	
Mid Terrace Duplex (Unit Type B1)																					
3 bed Duplex	3	6	111	1,180.9	666	€ 253,016.17	€ 51,666.23	€ 15,502.48	€ 7,028.34	€ 327,213.23	€ 1,963,279.37	1,963,279	11,158	€ 26,177.06	€ 25,518.37	€ 26,177.06	1,175	56,351	€ 2,842,618.54	€ 473,769.76	
3 bed Duplex	3	6	108	1,149.0	648	€ 246,177.90	€ 50,269.85	€ 15,083.50	€ 6,838.39	€ 318,369.63	€ 1,910,217.76	1,910,218	11,158	€ 25,469.57	€ 24,849.80	€ 25,469.57	1,175	54,876	€ 2,768,204.63	€ 461,367.44	
End Terrace Duplex (Unit Type B1)																					
3 bed Duplex	3	1	111	1,180.9	111	€ 275,590.59	€ 51,666.23	€ 15,502.48	€ 7,028.34	€ 349,787.65	€ 349,787.65	349,788	11,158	€ 27,983.01	€ 27,225.00	€ 27,983.01	1,175	60,117	€ 505,428.26	€ 505,428.26	
3 bed Duplex	3	1	108	1,149.0	108	€ 268,142.19	€ 50,269.85	€ 15,083.50	€ 6,838.39	€ 340,333.93	€ 340,333.93	340,334	11,158	€ 27,226.71	€ 26,510.30	€ 27,226.71	1,175	58,540	€ 492,170.30	€ 492,170.30	
Block C																					
End Terrace Apartments																					
2B - 2bed apartment	2	6	79	840.5	474	€ 261,146.61	€ 36,771.46	€ 11,033.30	€ 5,002.15	€ 313,953.52	€ 1,883,721.15	1,883,721	11,158	€ 25,116.28	€ 24,515.94	€ 25,116.28	1,175	54,140	€ 2,731,045.62	€ 455,174.27	
Mid Terrace Duplex (Type C1)																					
1 bed Apartment	1	7	51	542.6	357	€ 137,588.89	€ 23,738.54	€ 7,122.76	€ 3,229.24	€ 171,679.43	€ 1,201,756.04	1,201,756	11,158	€ 13,734.35	€ 13,760.02	€ 13,734.35	1,175	30,407	€ 1,789,537.62	€ 255,648.23	
2 bed Duplex	3	7	94	1,000.1	658	€ 253,595.22	€ 43,753.39	€ 13,128.23	€ 5,951.93	€ 316,428.76	€ 2,215,001.32	2,215,001	11,158	€ 25,314.30	€ 24,703.07	€ 25,314.30	1,175	54,553	€ 3,210,518.89	€ 458,645.56	
Block G																					
End Terrace Duplex (Unit Type B3)																					
3 bed Duplex	3	1	116	1,234.1	116	€ 288,752.48	€ 53,993.54	€ 16,200.79	€ 7,344.94	€ 366,291.75	€ 366,291.75	366,292	11,158	€ 29,303.34	€ 28,472.71	€ 29,303.34	1,175	62,870	€ 528,573.71	€ 528,573.71	
3 bed Duplex	3	1	109	1,159.7	109	€ 271,327.76	€ 50,735.31	€ 15,223.16	€ 6,901.71	€ 344,187.94	€ 344,187.94	344,188	11,158	€ 27,535.03	€ 26,801.66	€ 27,535.03	1,175	59,183	€ 497,575.19	€ 497,575.19	
Mid Terrace Duplex (Unit Type B1)																					
3 bed Duplex	3	7	111	1,180.9	777	€ 253,016.17	€ 51,666.23	€ 15,502.48	€ 7,028.34	€ 327,213.23	€ 2,290,492.59	2,290,493	11,158	€ 26,177.06	€ 25,518.37	€ 26,177.06	1,175	56,351	€ 3,316,388.30	€ 473,769.76	
3 bed Duplex	3	7	108	1,149.0	756	€ 246,177.90	€ 50,269.85	€ 15,083.50	€ 6,838.39	€ 318,369.63	€ 2,228,587.39	2,228,587	11,158	€ 25,469.57	€ 24,849.80	€ 25,469.57	1,175	54,876	€ 3,229,572.07	€ 461,367.44	
Summary																					
			70			6,467					€ 20,990,977.86	20,990,978							€ 30,479,750.69		

Ave Per Unit

€ 435,425.01

Notes

- Build Cost / Unit includes curtilage works
- Houses include floor finishes to wetrooms
- Apartments include floor finishes to wetrooms & common areas
- All units include a fitted kitchen and wardrobes
- Abnormals include piling, undercroft parking and extensive cut & fill

Exclusions

- Development contributions
- White goods to kitchen
- Inflation

APPENDIX 3: IRISH WATER CORRESPONDENCE



Uisce Éireann
Bosca OP 448
Oifig Shearhadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City

www.water.ie

Ben Mong
DBFL
Ormond House
Upper Ormond Quay
Dublin 7
D07W704

2 April 2020

Dear Ben Mong,

**Re: Connection Reference No CDS20001995 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Multi/Mixed Use Development of 380 domestic units and 1 no, crèche unit at Golf Links Road, Hacketstown, Skerries, Co. Dublin

Irish Water has reviewed your pre-connection enquiry in relation to a water and wastewater connection at Golf Links Road, Hacketstown, Skerries, Co Dublin.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Water:

New connection to the existing network is feasible without upgrade (through the 160 mm third party watermain as proposed).

If the connection through the third party infrastructure is not possible, approx. 450 m of 150 mm ID new main to replace the existing 3" Cast Iron and 25.4 mm Galvanised Steel watermain is required, as shown by red dashed-line in the figure below. Irish Water currently does not have any plans to extend its network in this area. Should you wish to progress with the connection you will be required to fund this network extension.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you may need to provide adequate fire storage capacity within your development.

In order to determine the potential flow that could be delivered during normal operational conditions, an onsite assessment of the existing network is required.

Wastewater:

New connection to the existing network is feasible without upgrade.

The proposed water and wastewater connections for this development connect to the Irish Water network via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure). Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to:

- identify and procure transfer to Irish Water of the arterial water and wastewater Infrastructure within the Third Party Infrastructure;
- demonstrate that the arterial infrastructure are in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for additional load from the Development.

Strategic Housing Development:

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

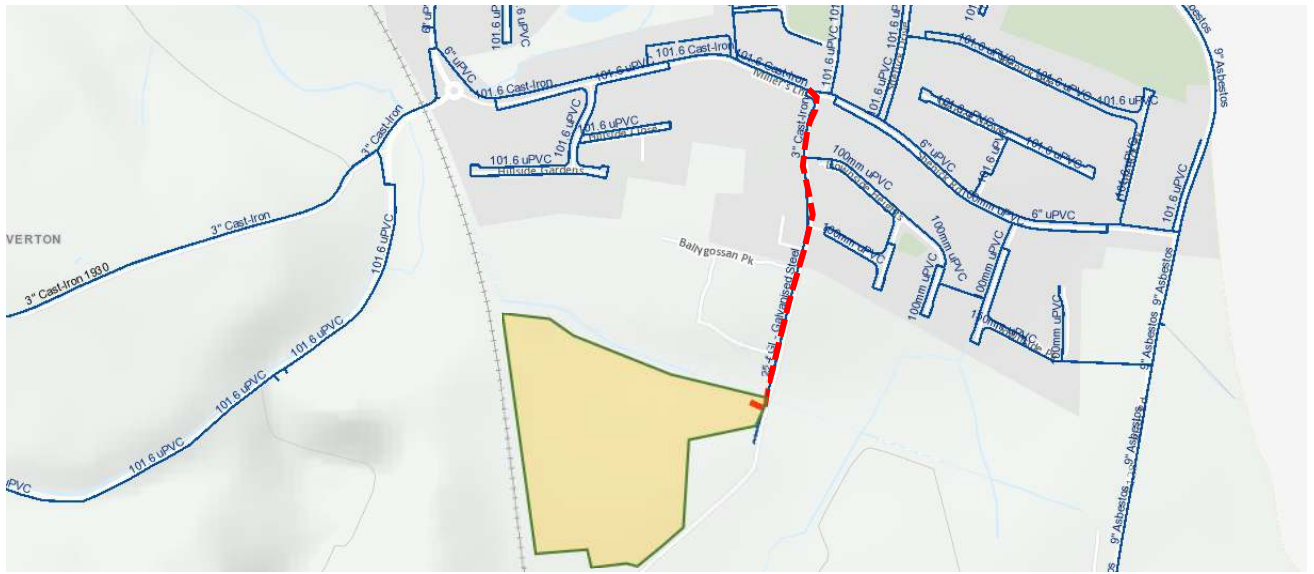
If you have any further questions, please contact Deirdre Ryan from the design team on 022 54620 or email deiryan@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services





Ben Mong
DBFL
Ormond House
Upper Ormond Quay
Dublin 7
D07W704

16 February 2021

Uisce Éireann
Bosca OP 448
Oifig Shearhadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City

www.water.ie

**Re: Design Submission for Golf Links Road, Hacketstown, Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS20001995**

Dear Ben Mong,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

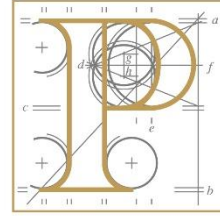
Name: Alvaro Garcia

Email: agarcia@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

APPENDIX 4: CONFIRMATION OF RECEIPT OF APPLICATION FEE BY ABP



An
Bord
Pleanála

Mags Duignan
Accounts Payable Analyst
2nd Floor, Ashford House, Tara Street,
Dublin,
D02 VX67

Date: 24.03.2022

Re: Receipt for payments made to An Bord Pleanála

Dear Mags,

In response to your recent email dated 24/03/2022, we would like to acknowledge receipt of the below-mentioned fee payments to An Bord Pleanála.

- Hackettstown SHD
Paid by EFT **€67,564.40** on 23/03/2022 by Land Development Agency
- Castlelands SHD
Paid by EFT **€80,000.00** on 23/03/2022 by Land Development Agency
- CMH Dundrum SHD
Paid by EFT **€80,000.00** on 23/03/2022 by Land Development Agency

If you have any further queries, please contact the Finance section at (01) 858 8100 or finance@pleanala.ie.

Yours sincerely,

Anne Killian

Anne Killian
Senior Administrative Officer
Finance section

o'mahony pike



Hackettstown, Skerries:

SHD Application Part V Document

April 2022



Bibliographic reference for citation:

O'Mahony Pike, 2022. *[PROPOSED RESIDENTIAL DEVELOPMENT HACKETSTOWN CO. DUBLIN] [Urban Design Statement].*
Report by O'Mahony Pike for [Land Development Agency].

File ref: Y:\2019\19020A - Hackettstown\01_WIP\PP_Presentation\19020A-Presentations\Design Reports\19020A-OMP-XX-XX-PP-A-9001_Part V Report.indd

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Cover photograph: Aerial Photography of Site, © Google Maps, 2019

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1.0 Introduction



1.1 Project Background

This document has been prepared by O'Mahony Pike Architects on behalf of the Land Development Agency for lands at Hacketstown, Skerries, Co. Dublin.

1.2 Purpose of the Report

This Part V Booklet has been prepared to support an SHD Application submission to An Bord Pleanála for a residential development on zoned lands consistent with the Hacketstown LAP.



1.3 Part V Location

The proposed Development includes 345 no. units in total. 20% of the units are selected to form the Part V allocation. This meets the minimum National Standard and following consultation with Fingal County Council these will be proposed at agreed locations within the development.

The proposed selection includes:

19% 1 Beds, 27% 2 Beds and 54% 3 Beds

The units proposed have been chosen to offer a variety of unit types all of which include own-door access and generous private amenity space.

-  Site Application Boundary
-  Proposed location of Part V Units (70 no. in total)
- 6no. A type Triplexes (18no. units)
- 16no. B type Duplexes (32no. units)
- 7no. C1 type Duplexes (14no. units)
- 6no. Corner Apts (6no. units)

2.0 Part V Schedule of Accommodation

Triplexes		GIA	NIA		2 Bed Apt	68.5	1 Bed Apt	52	3 Bed Duplex	122.3	2 Bed Apt	72.5	1 Bed Apt	53	3 Bed Duplex	124.6	TOTAL
					no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
					5		5		5		1		1		1		
	Own Door	1464.1	1464.1	100%	5		5		5		1		1		1		18

Duplexes Type 01		GIA	NIA		B1 Duplex- Mid-Terrace				B1A Duplex- End of Terrace				B2 Duplex - End of Terrace				TOTAL
					3 Bed Duplex Lower	111	3 Bed Duplex Upper	108	3 Bed Duplex Lower	114.7	3 Bed Duplex Upper	108	3 Bed Duplex Lower	113	3 Bed Duplex Upper	110	
					no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	no. units	sqm	
					13		13		1		1		2		2		
	Own Door	3515.7	3515.7	100%	13		13		1		1		2		2		32

Duplexes Type 02		GIA	NIA		C1 Duplex - Mid-Terrace				TOTAL
					1 Bed Apt Lower	51	2 Bed Duplex Upper	94	
					no. units	sqm	no. units	sqm	
					7		7		
	Own Door	1015	1015	100%	7		7		14

Corner Apartments		GIA	NIA	Efficiency	Type 2E 2 BED	79.2	Type 2F 2 BED	79.2	TOTAL
					no. units	sqm	no. units	sqm	no. units
	Level GF	95.2	79.2	83%	1		0		1
	Level 01	453.5	396	87%	0		5		5
	TOTAL	548.7	475.2	87%	1		5		6

Apt. Mix	1 Bed	2 Bed	3 Bed	TOTAL
	13	19	38	70
	18.6%	27.1%	54.3%	

**Inc. Duplex Units*

Apt. Dual	1 Bed	2 Bed	3 Bed	TOTAL
Aspect	13	19	38	70
				100%

**Inc. Duplex Units*

Overall Unit Mix	1 Bed	2 Bed	3 Bed	TOTAL
	13	19	38	70
	18.6%	27.1%	54.3%	

Totals	GIA	NIA			Houses	Duplex	Apts.	TOTAL
					no. units	no. units	no. units	
UNITS	6544	6470			0	45	25	70
MIX %					0%	64%	36%	

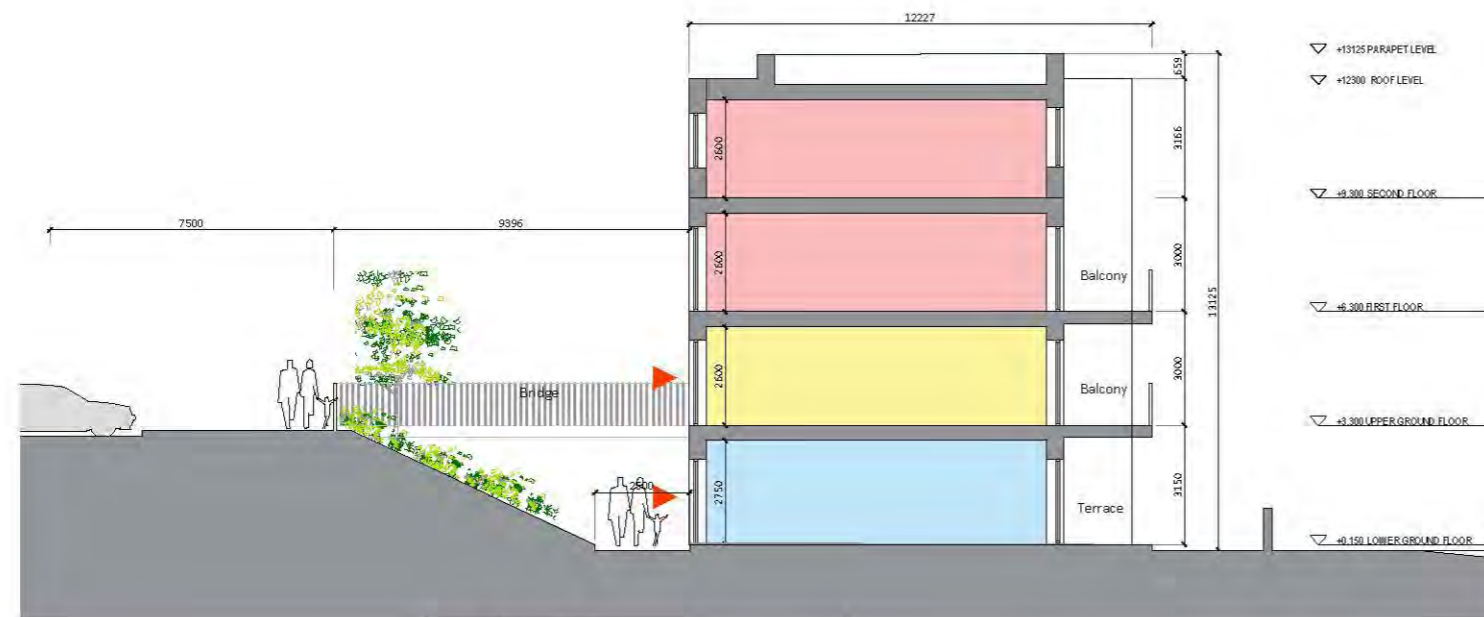
3.0 Typologies

Unit Type A2 - Triplex mid-terrace:

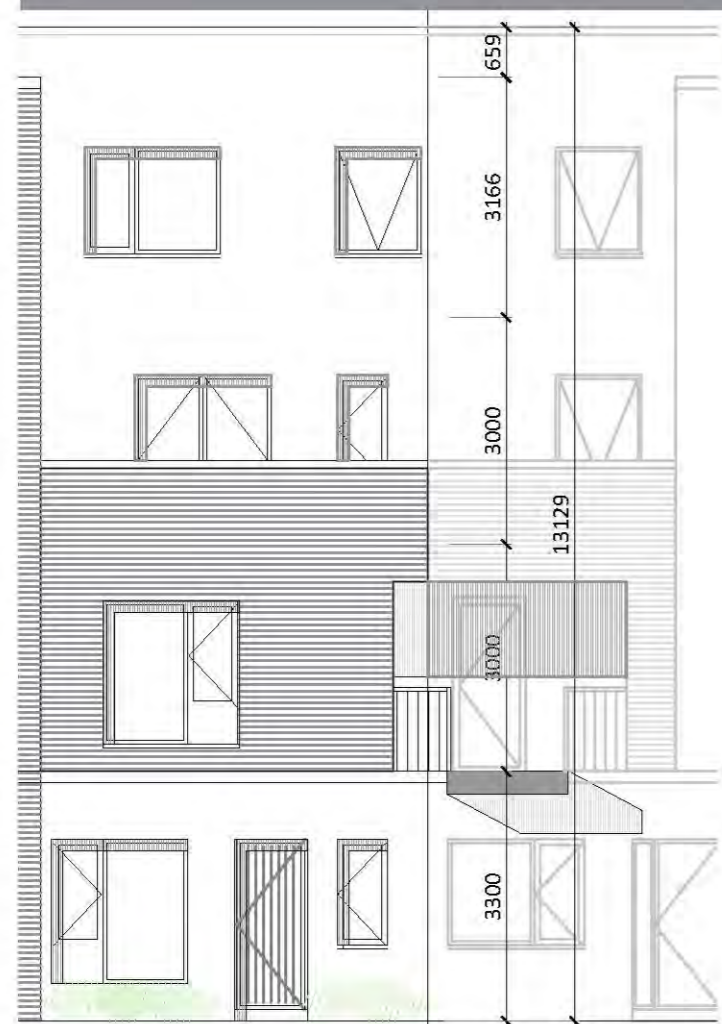
- 5no. located in Block A1 (15 units)

Please refer to Architectural Drawing Pack for Typology Drawings at Scale.





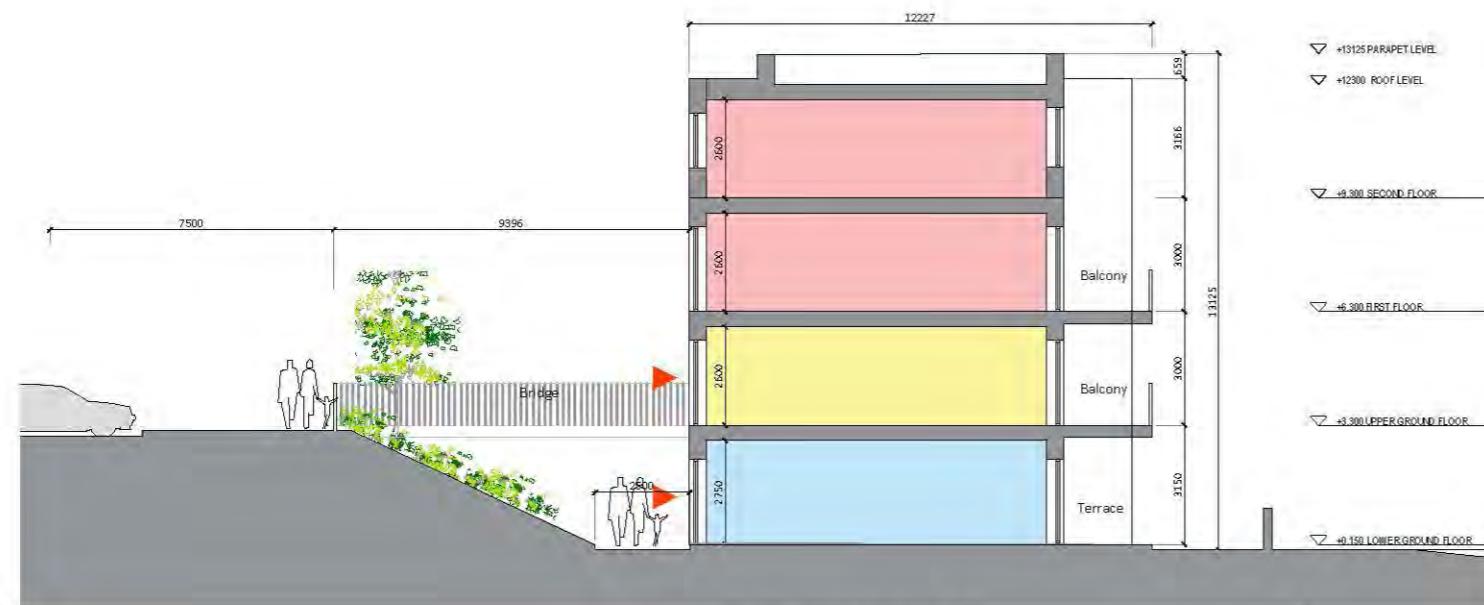
Section 1:200



Unit Type A4 - Triplex end of terrace:

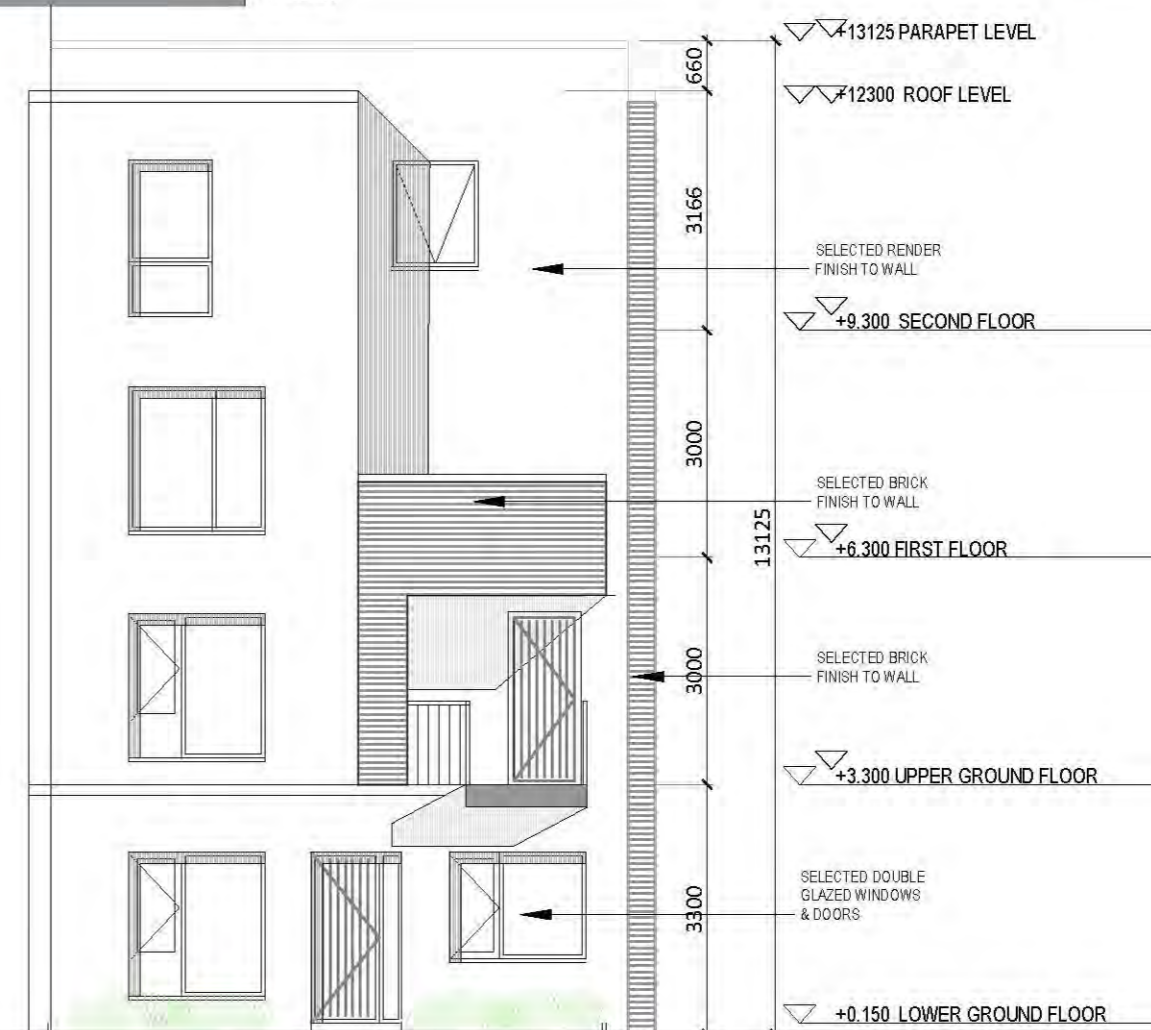
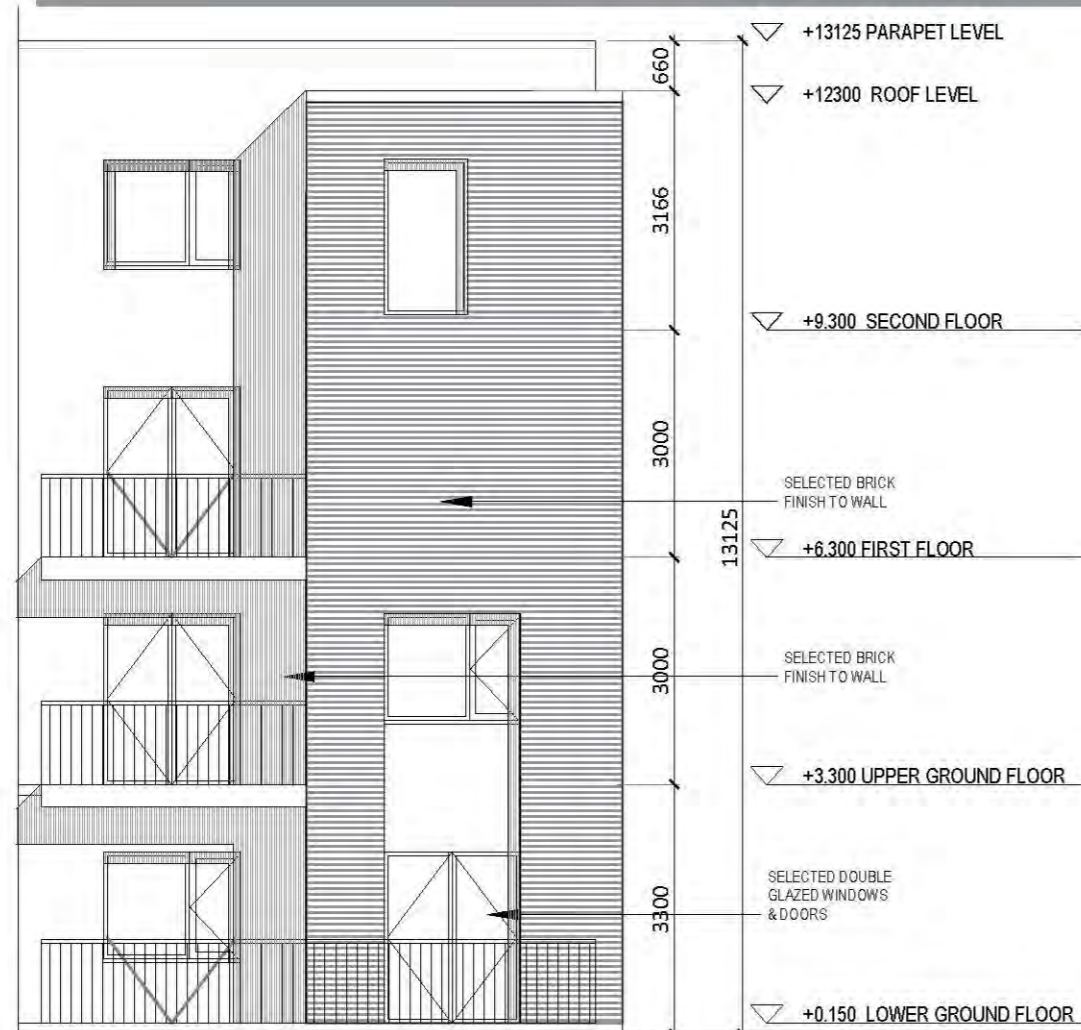
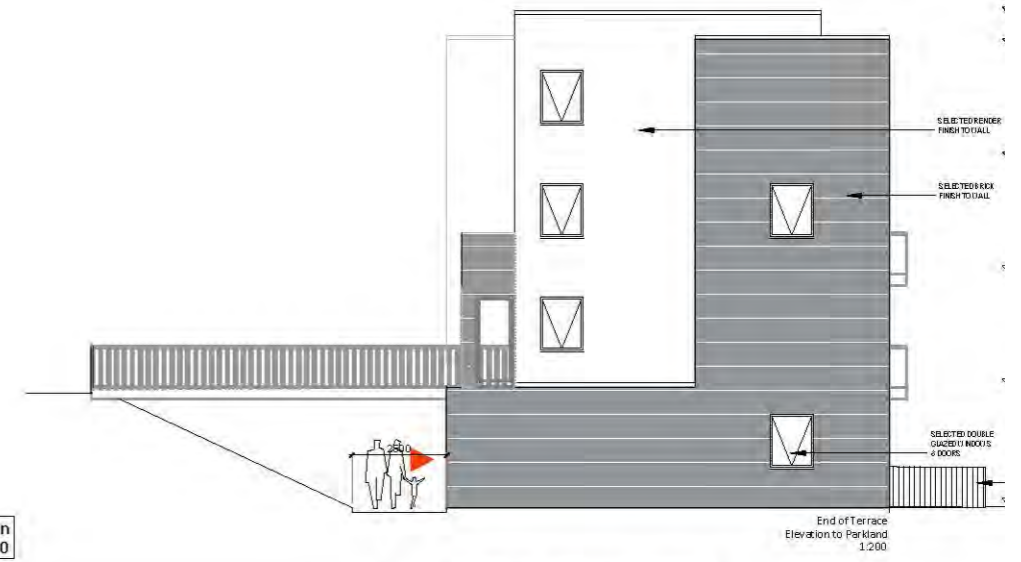
- 1no. Located in Block A1 (3 units)





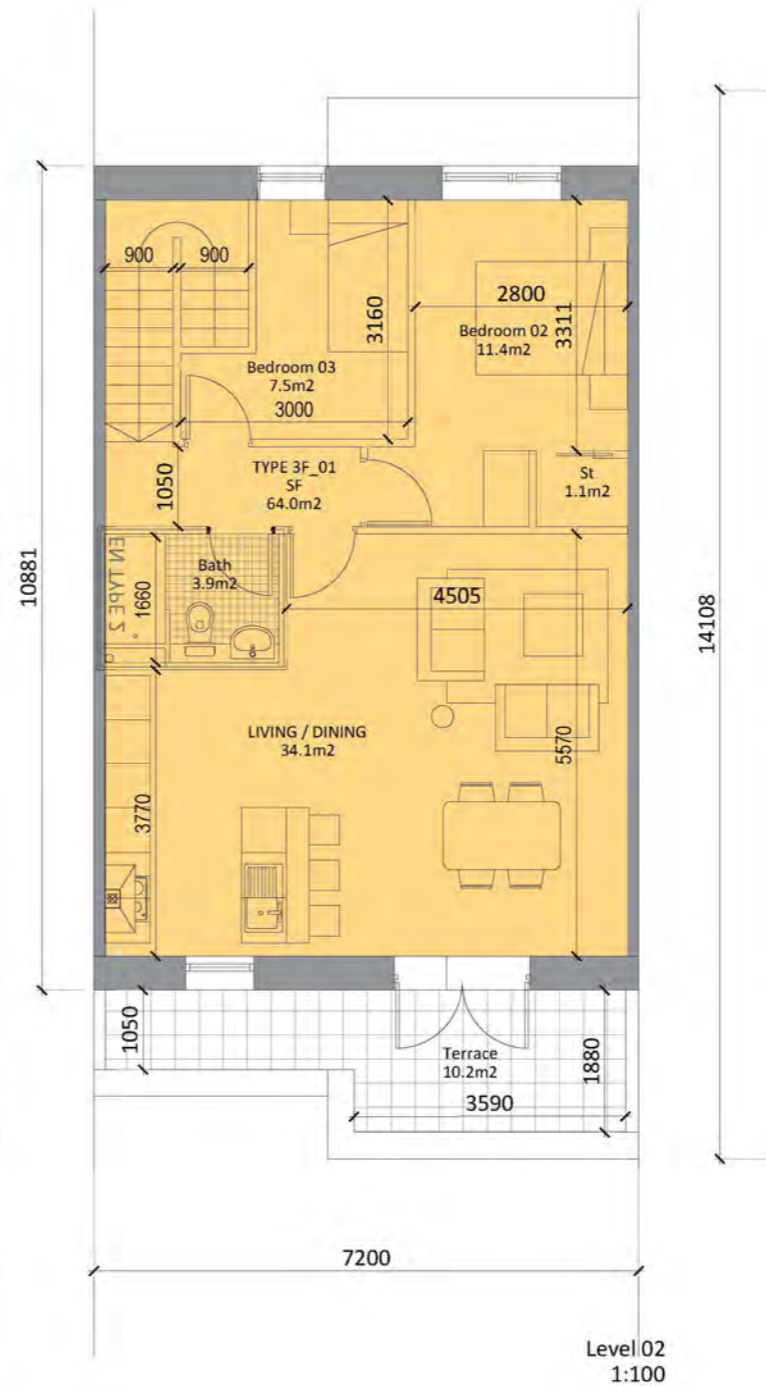
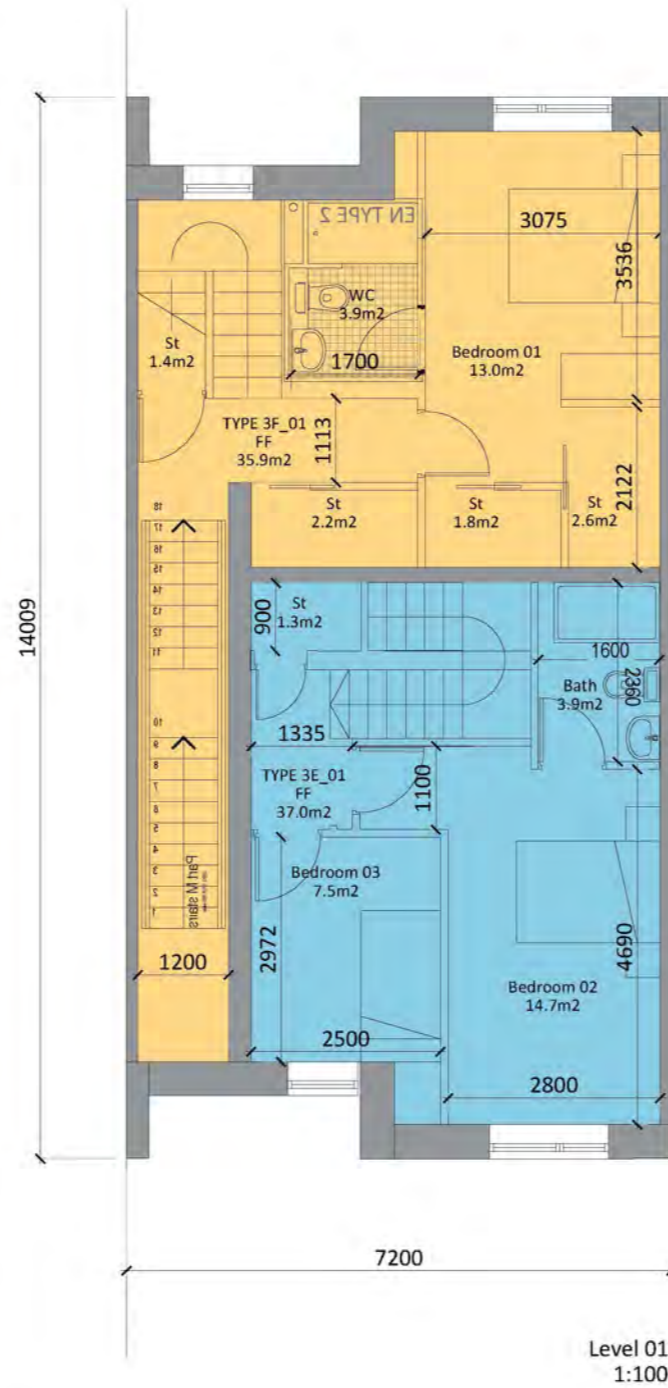
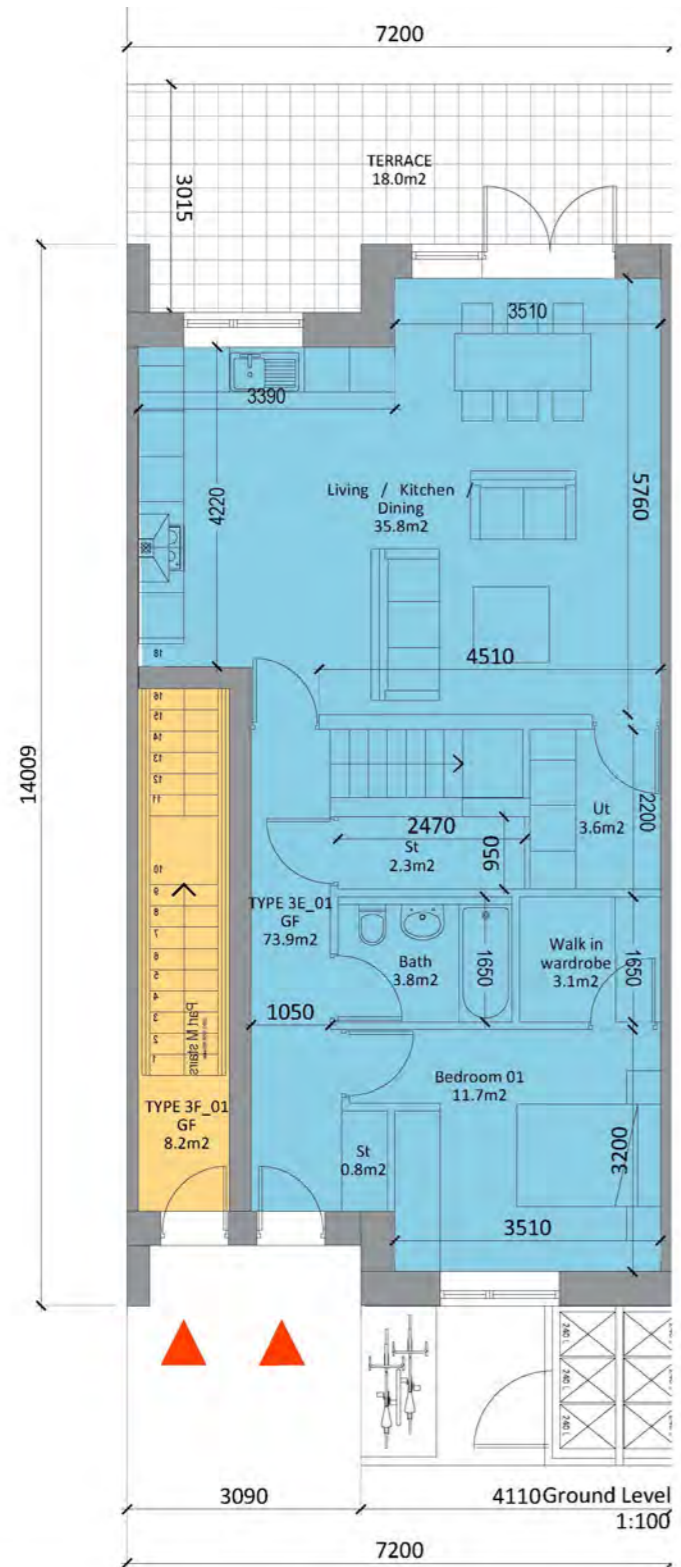
- ▽ +13125 PARAPET LEVEL
- ▽ +12300 ROOF LEVEL
- ▽ +9.300 SECOND FLOOR
- ▽ +6.300 FIRST FLOOR
- ▽ +3.300 UPPER GROUND FLOOR
- ▽ +0.150 LOWER GROUND FLOOR

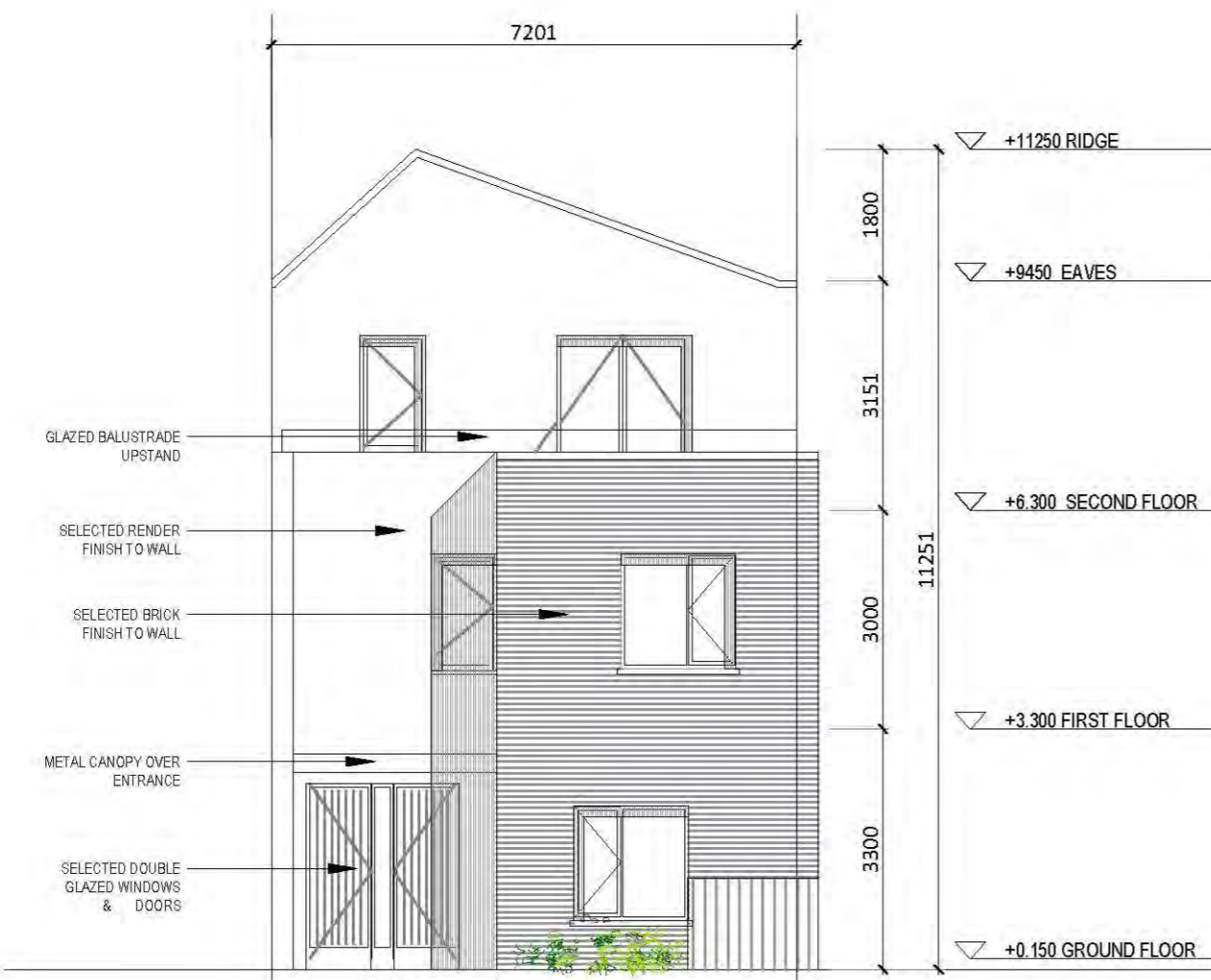
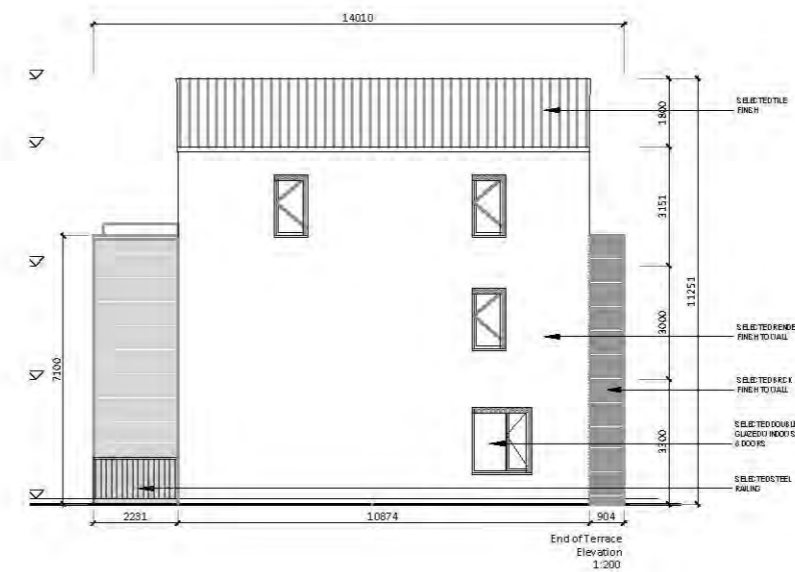
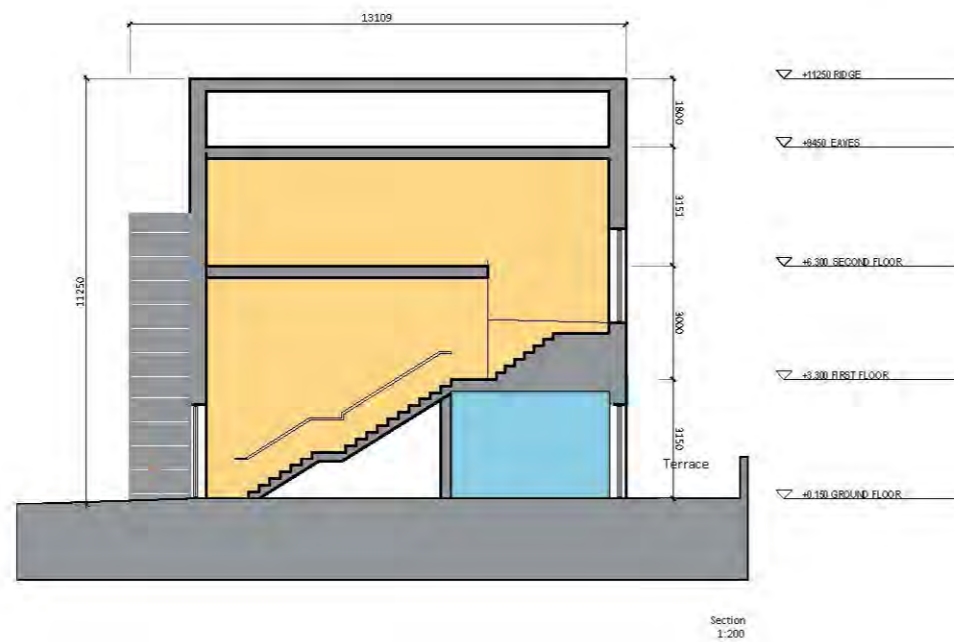
Section 1:200



Unit Type B1 - Duplex Mid Terrace / End of Terrace:

- 14no. Located in Blocks B1 / G (28 units)

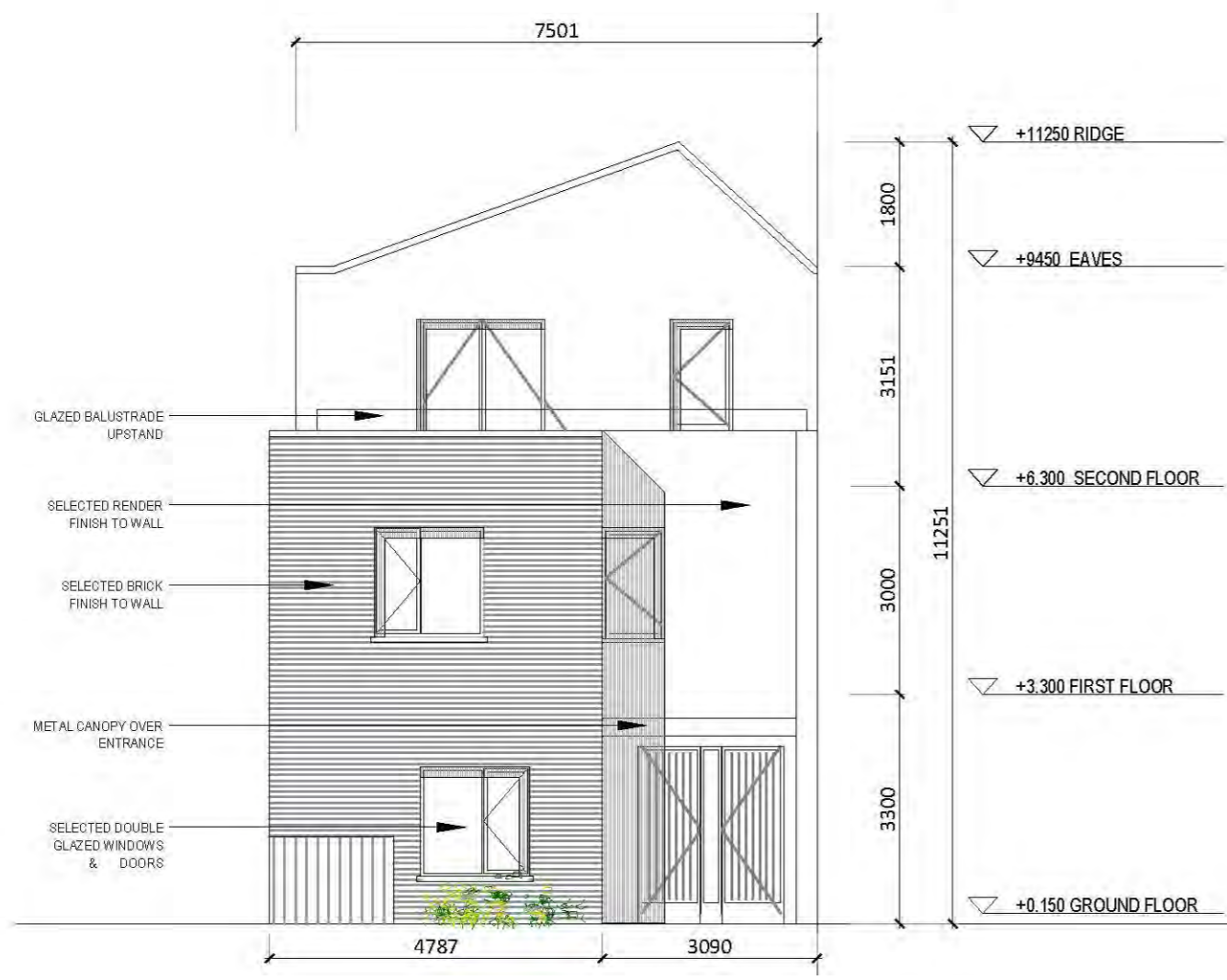
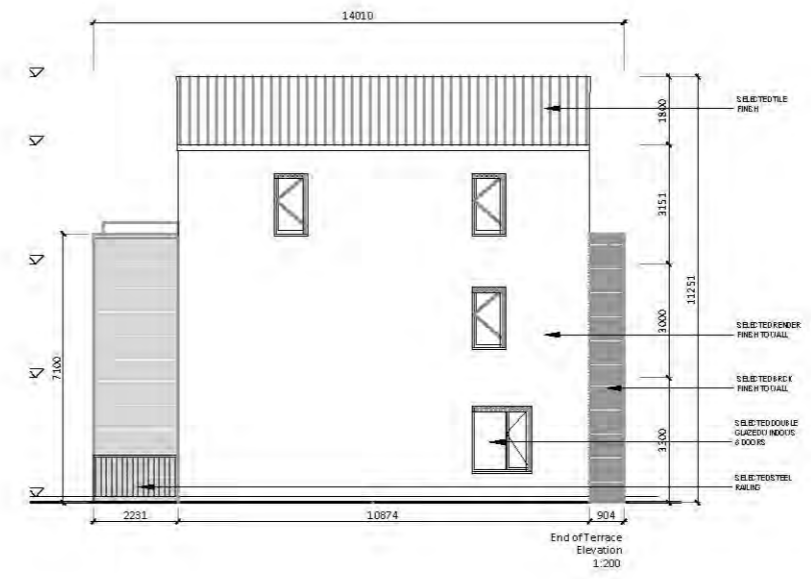
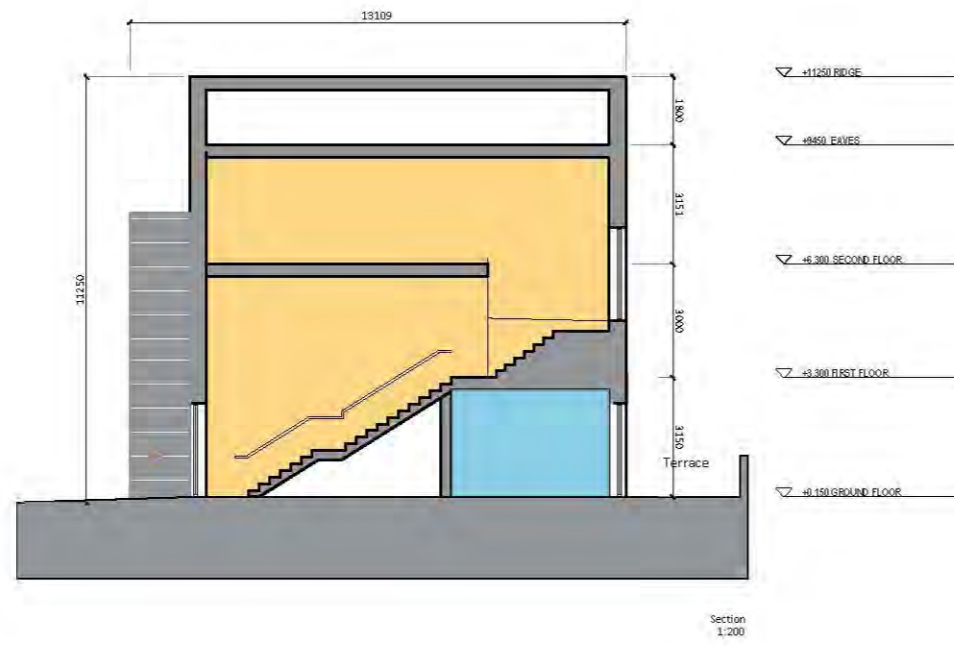




Unit Type B1A - Duplex Mid Terrace / End of Terrace:

- 1no. Located in Blocks B1(2 units)

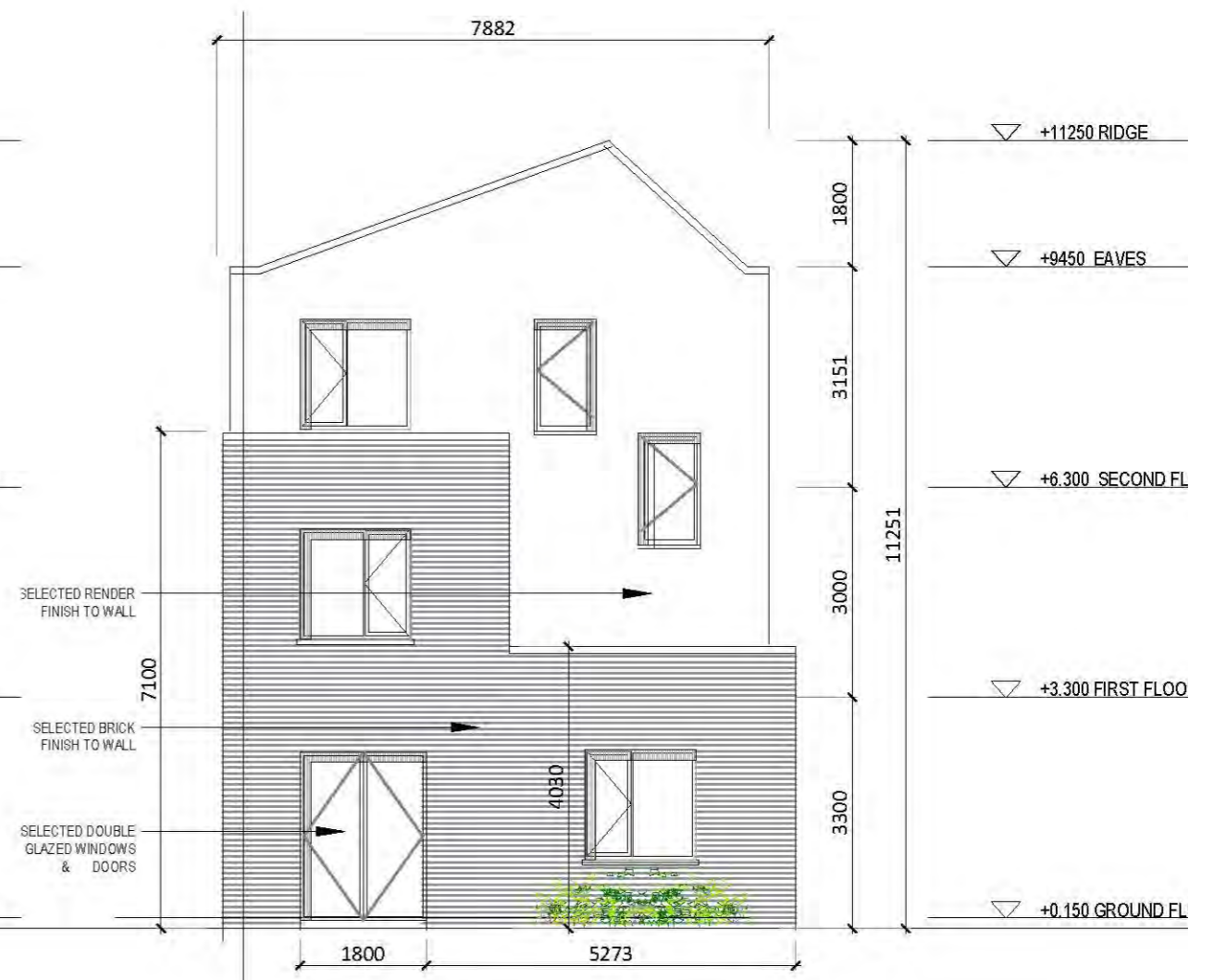
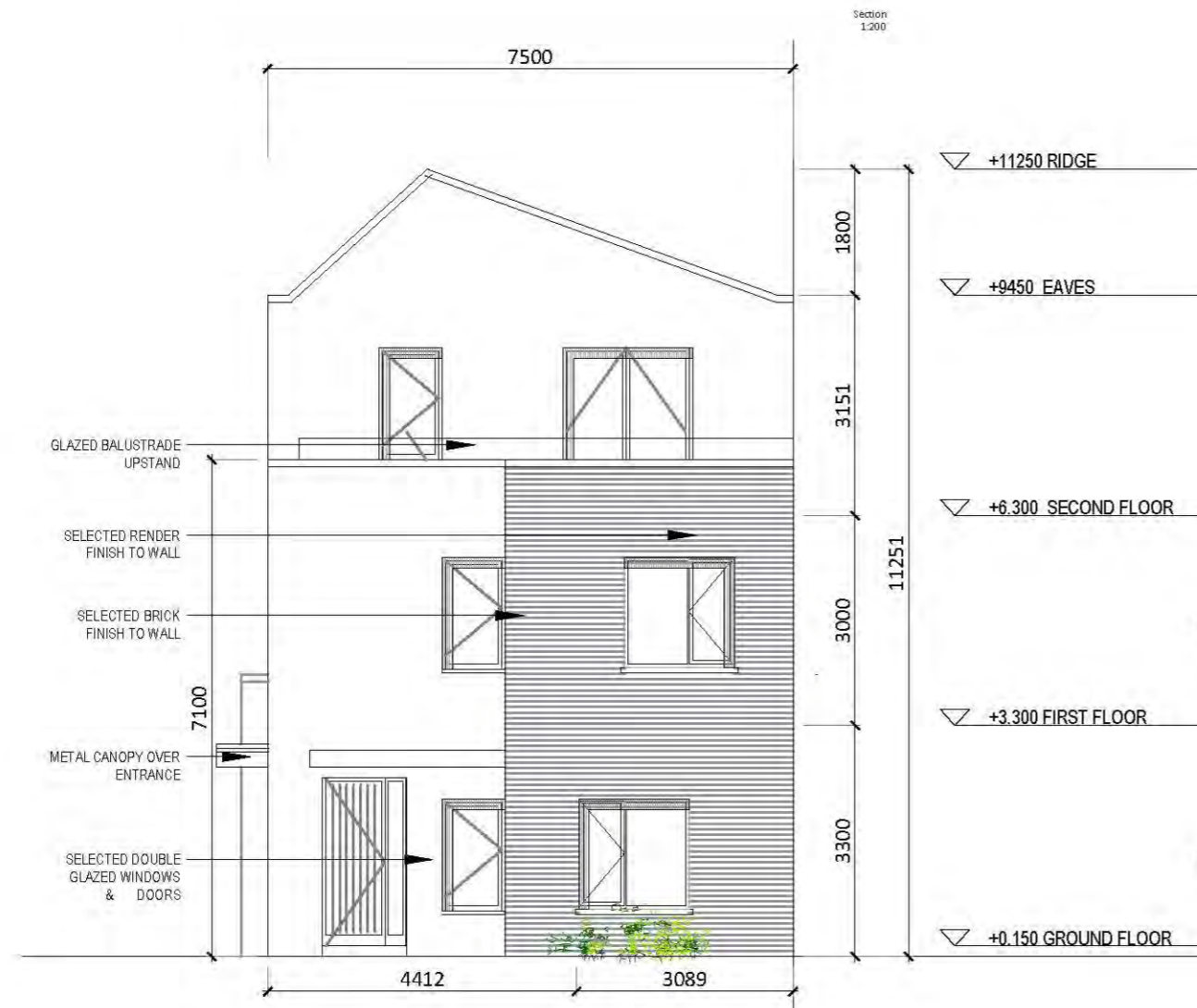
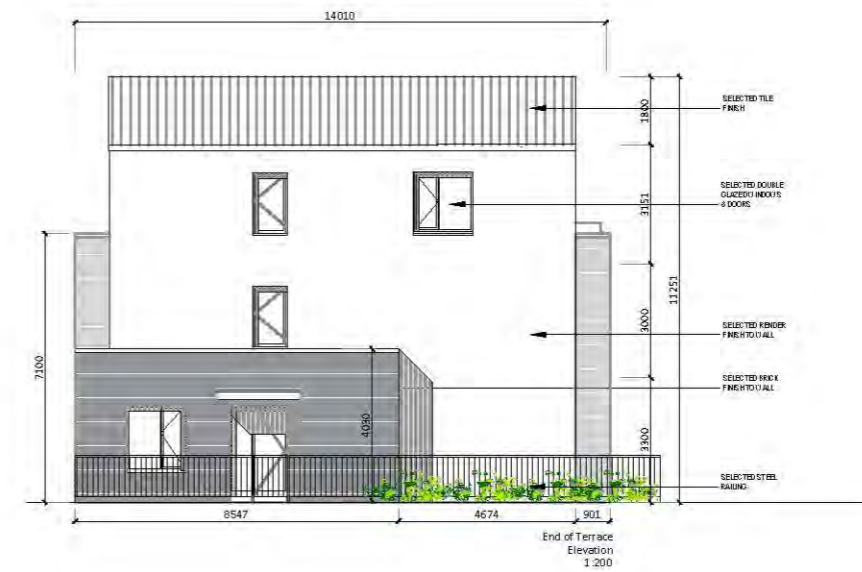
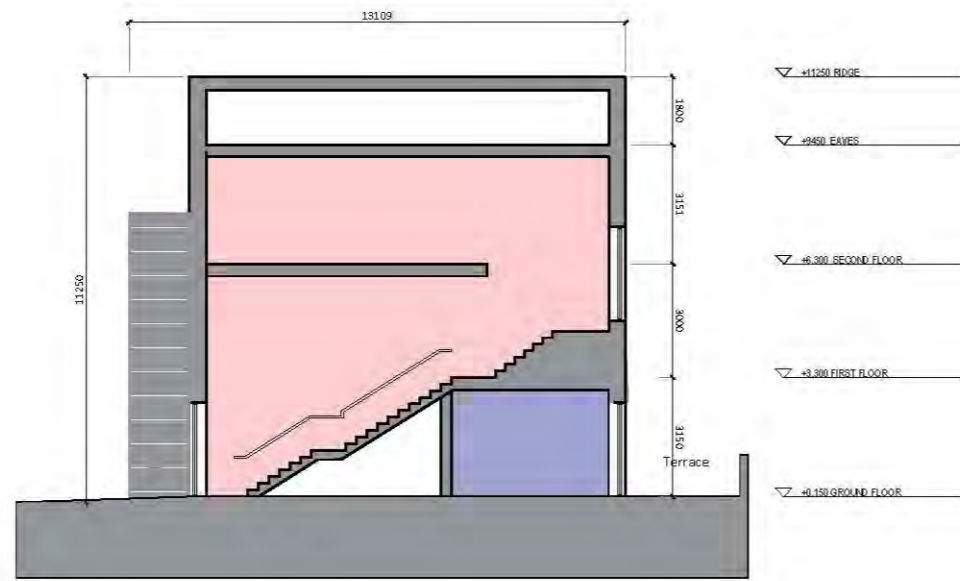




Unit Type B3 - Duplex End of terrace:

1 no. Located in Block G (2 units)





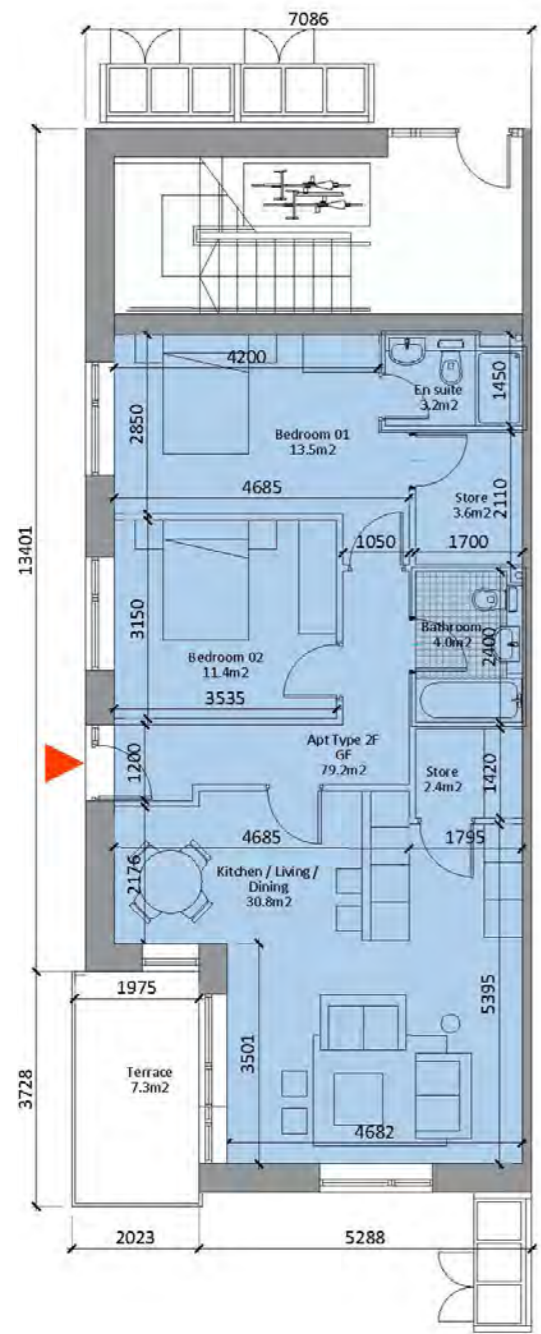
Unit Type C1 - Duplex Mid-terrace

7no. Located in Block C (14 units)

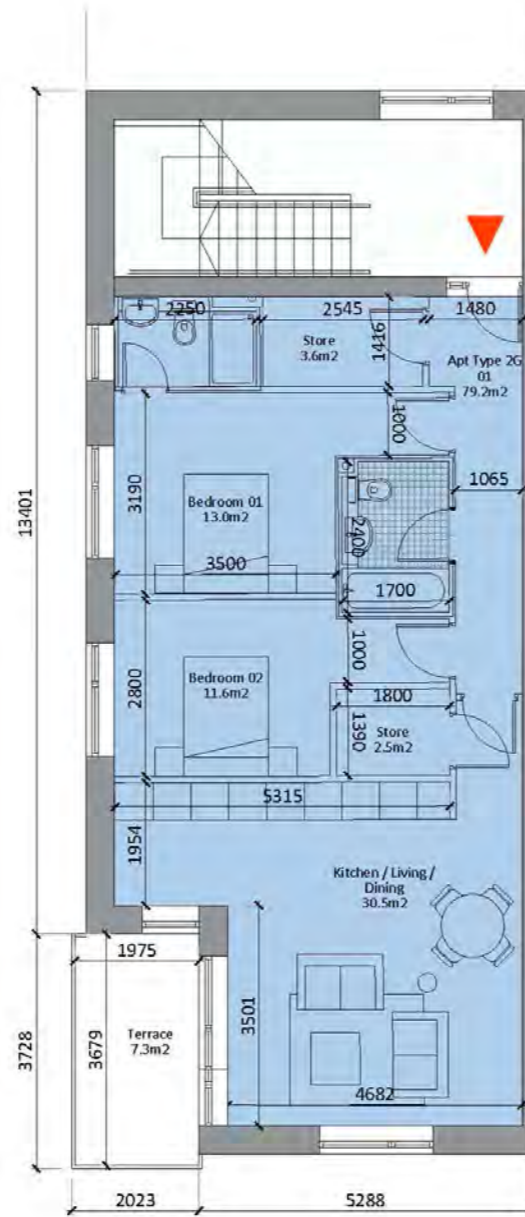


2 Bed Corner Apartments

- 1 no. Located in Block C (3 units)



Level 01
1:100

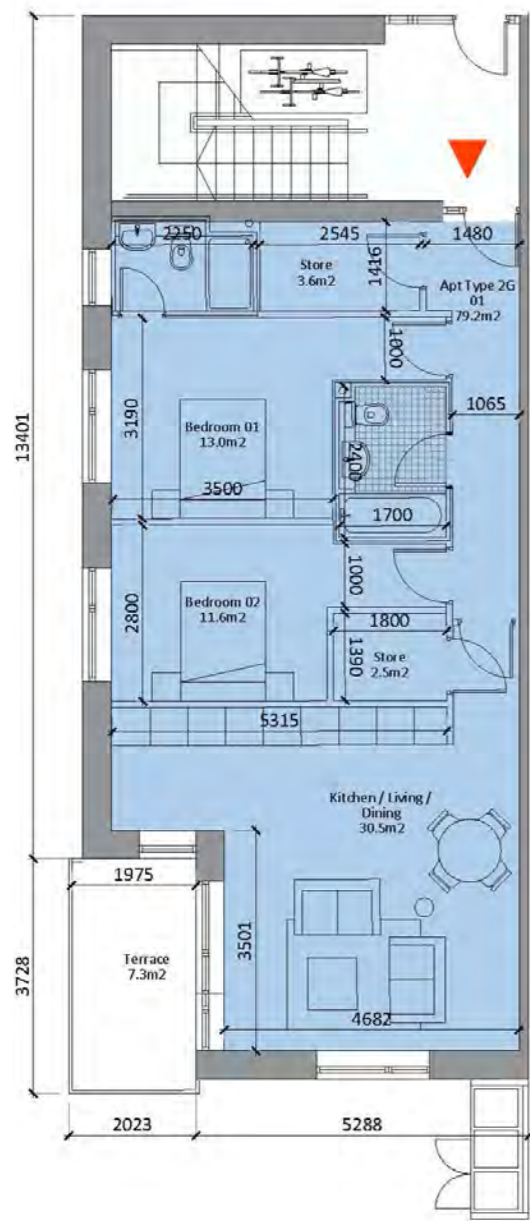


Levels 01- 02
1:100

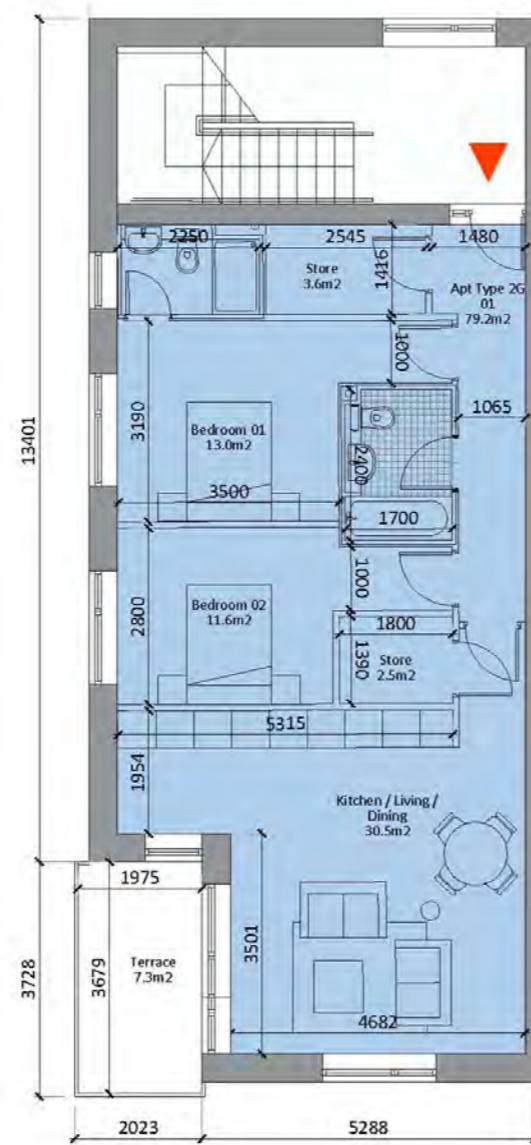


2 Bed Corner Apartments

- 1 no. Located in Block C (3 units)



Level 01
1:100



Levels 01-02
1:100



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