

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

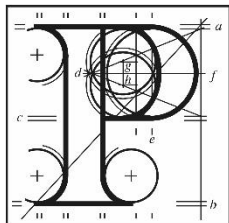
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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



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Application Form in respect of a Strategic Housing Development

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

1. Applicant:

Name of Applicant:	Cosgrave Property Group
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2. Where the Applicant is a Company (Registered under the Companies Acts): Applicant is not a company. It is a co-ownership of Michael Cosgrave, Denise Cosgrave and Oonagh Cosgrave.

Registered Address of Company:	Applicant is not a company – address provided at Question 26.
Company Registration No:	

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

Name:	Maria Lombard, RPS Group
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:	Romeu Santana
Firm/Company:	MCORM 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:	Fassaroe and Monastery
Address Line 2:	
Address Line 3:	
Town/City:	Bray
County:	Wicklow
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<p>Map Series / Map Sheets</p> <p>1:1,000 – 3568-17</p> <p>1:2,500 – 3567-B, 3567-D, 3568A, 3568-C</p> <p>Centre Point Co-ordinates:</p> <p>X,Y = 723655.14401, 718109.910387</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.	
Area of site to which the application relates in hectares:	80.16 ha

Site zoning in current Development Plan or Local Area Plan for the area:	Various: R-HD – New Residential, OS1 – Open Space, OS2 – Open Space, AOS – Active Open Space, CE- Community and Education, NC Neighbourhood Centre
Existing use(s) of the site and proposed use(s) of the site:	Existing: Agricultural greenfield Proposed: Residential, Neighbourhood Centre uses, Creche, District Park / Active Open space incl. retail /café kiosk

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			√
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Most of the land is in the ownership of BORG Developments Unlimited Company (since October 2020).</p> <p>A small area of land is public road in control of Wicklow County Council.</p> <p>A small area of third party land is included to provide for revised access to the third party lands from proposed new access road.</p> <p>The application site area includes Fassaroe ESB substation in the ownership of ESB.</p>			
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.	<p>Landowners are:</p> <p>BORG Developments Unlimited Company, 15 Hogan Place, Dublin 2</p> <p>Third party owner (small area of land included for revised access): Mr. Dermot Fisher, Fishers Farm, Rannock House, Monastery, Enniskerry, Co. Wicklow.</p> <p>Wicklow County Council, County Buildings, Whitegates, Wicklow Town</p> <p>ESB (Electricity Supply Board), 27 Lower Fitzwilliam Street, Dublin 2</p>		

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes" above, identify the lands and state the nature of the control involved:	
The applicant co-owners are directors of BORG Developments Unlimited Company which owns adjoining lands.	

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]	
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.		
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
16/999 / PL27.248705	658 no. residential units, a neighbourhood centre, creche, district park, pedestrian/cycle bridge across N11 to Dargle Road	Application refused permission by 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: [] No: []

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

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

Yes: [] No:[]

If the answer is “Yes” above, please give details:

There are 5 no. historic landfills within the site. There were operated as landfill sites by Wicklow County Council from the early 1970s to the mid-1990s, having previously been quarried for sand and gravel. These sites are now covered and used as farmland. The proposal includes remediation works on all these landfill sites in line with EPA Certificates of Authorisation issued to Wicklow County Council in 2019.

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.

Permission (with a duration of 8 No. years) is sought for development consisting of 650 no. residential units comprising 241 no. houses and 409 no. apartments; Road link (2.4km) connecting N11 to Ballyman Road (with westerly connection to Ballyman Road already in place); Pedestrian / cycle route including bridge across the N11 to Dargle Road Upper; 15.3ha of District Park / Active Open Space; 3 No. pocket park areas comprising a total of 0.43ha.; 733sq.m approx. crèche with capacity for approx. 138 no. childcare spaces; Retail unit / café kiosk (108sq.m.) in district park; Neighbourhood Centre Phase 1 comprising 1,035sq.m. retail, 360sq.m. café, 480sq.m community concierge (serving entire Fassaroe community); 414sq.m. residential ancillary uses for residents of the neighbourhood centre apartments (residents lounge 256sq.m., residents gym 90sq.m., and residents concierge 68sq.m.), Demolition of an existing dwelling at Berryfield Lane; Undergrounding and alteration of 2 No. 38kV overhead ESB lines; undergrounding of 110 kV overhead lines and associated works including construction of 2 No. 110 kV Line Cable Interface Mast, associated 110 kV Overhead Line retirements, installation of ducting and underground cable and installation and retirement of electrical equipment and structures within the existing ESB Fassaroe Substation; Site development / ground works across the lands; Water supply, foul and surface water drainage proposals; Remediation of 5 no. historic landfill sites in line with Certificates of Authorisation issued to Wicklow County Council by the EPA in 2019.

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

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

SHD-PP20/60

Meeting date(s):

05.03.20

(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-307479-20

Meeting date(s):

11.09.20 & 21.05.21

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

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

Consultation with TII, via Wicklow County Council, to agree a Framework for Traffic Management Measures at Fassaroe Interchange in line with requirements of Bray and Environs Transport Study 2019.

Consultation with NTA, via Wicklow County Council, to agree a Public Transport Access Strategy to serve the lands.

EIA Scoping Consultation: An EIA scoping report was prepared by RPS in March 2020 and issued to a number of prescribed bodies for review and comment in March / April 2020. The prescribed bodies consulted were as follows: Córas Iompair Éireann, Dept. of Agriculture, Food and the Marine, Dept. of Communications, Climate Action and Environment (Geological Survey of Ireland)(GSI), Dept. of Culture, Heritage and the Gaeltacht, Dept. of Housing, Planning and Local Government, Eastern and Midlands Regional Assembly, Environmental Protection Agency, The Heritage Council, Inland Fisheries Ireland, Irish Water, The National Transport Authority, Office of Public Works, An Taisce,

Transport Infrastructure Ireland. Responses received from Department of Communications, Climate Action and Environment (Geological Survey Ireland (GSI)) – letter dated 30.03.20, Department of Housing, Planning and Local Government – email dated 18.03.20, National Transport Authority – letter dated 17.04.20 and Transport Infrastructure Ireland – letter dated 17.04.20.

Wicklow Childcare Committee (WCC): Phone and email consultation with WCC regarding proposed childcare facilities. See Social Infrastructure Audit Appendix D for email correspondence.

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 Examiner – 6 th April 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	11 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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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? Response: Provided in electronic format as agreed in advance with each Prescribed Body, and as confirmed appropriate in advance by ABP.	Yes: [<input checked="" type="checkbox"/> No: [<input type="checkbox"/> N/A: [<input type="checkbox"/>
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> • NTA • TII • Dun Laoghaire-Rathdown County Council • Minister for Housing, Local Government & Heritage • EPA • Heritage Council • An Taisce • Fáilte Ireland • Inland Fisheries Ireland • Commission for Energy Regulation • Irish Water • Wicklow Childcare Committee
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	12.04.22

<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: [✓]</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: []</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Response: See Statements of Consistency Report by RPS enclosed</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Response: See Statements of Consistency Report by RPS enclosed</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Response: See Statements of Consistency Report by RPS enclosed</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</p>	

of the application that demonstrate the consistency of the proposed development with the guidelines.

<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: See section 6 of Planning Report by RPS enclosed.</p>
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<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: See section 6 of Planning Report by RPS enclosed.</p>
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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 type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A – development does not materially contravene the Development Plan or LAP</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	-	
2-bed	-	
3-bed	50	6,050
4-bed	88	12,960
4+ bed	103	21,747
Total	241	40,757

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	-	
1-bed	99	5,020.8
2-bed	279	23,361
3-bed	31	3,225.5
4-bed	-	
4+ bed	-	
Total	409	31,607.30

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

(b) State total number of residential units in proposed development:	650
(c) State cumulative gross floor space of residential accommodation, in m ² :	72,364.30

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 (138* no. of childcare spaces) *insert no. of childcare spaces	733
Retail (Neighbourhood Centre)	1,035
Café (Neighbourhood Centre)	360
Community Concierge (Neighbourhood Centre) (serving all of the development)	480
Residential ancillary uses for residents of the neighbourhood centre apartments (residents lounge)	414

256sq.m., residents gym 90sq.m., and residents concierge 68sq.m.)	
Retail unit / café kiosk (District Park)	108
District Park / Active open space	15.3ha
Pocket parks	0.43ha
<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> <p>Please see section 7.2 of Social Infrastructure Audit by RPS submitted with application.</p>	

(b) State cumulative gross floor space of non-residential development in m ² :	2,716sq.m. (non-residential and non-ancillary residential)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	75,494.30 sq.m. (incl residential, ancillary residential and non-residential)
(d) Express 15(b) as a percentage of 15(c):	3.6%

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? Response: addressed as relevant in enclosed Architectural Design Statement, Accommodation Schedule and Housing Quality Assessment by MCORM Architects. Density also addressed in Statements of Consistency.	√	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	√	

<p>permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p> <p>Response: see Landscape Strategy and Design Rationale and landscape drawings by M+A Landscape Architects and site layout plans by MCORM Architects and roads drawings by Atkins</p>		
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p> <p>Response: addressed as relevant in enclosed Architectural Design Statement by MCORM Architects, Landscape Strategy and Design Rationale and landscape drawings by M+A Landscape Architects and Proposed Action Area Plan by MCORM</p>	√	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p> <p>Response: See sections 4.2.15, 4.2.16 and 4.2.17 of Planning Report by RPS for services infrastructure proposals.</p> <p>See drawing PL02 - Overall Cosgrave lands phasing diagram by MCORM for phasing and section 4.3 of Planning Report by RPS for construction programme</p>	√	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p>Response: No waste licence or IPC licence required. However, we note the remediation of 4 of the 5 No. historic landfill sites at Fassaroe require Certification of Authorisation by the EPA. These were issued by the EPA to Wicklow County Council in November 2019.</p>		√
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	√	

<p>Response: The application includes the demolition of a single habitable house. See section 4.2.10 of the Planning Report by RPS.</p>		
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		√
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		√
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		√
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p>Response: See Chapter 11 of EIAR enclosed with application. There is a National Monument within the application area (adjacent to the existing roads at the eastern side of the lands) but this will not be affected by the proposals.</p>	√	
<p>(k) Is the proposed development in a Strategic Development Zone?</p>		√

<p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p> <p>Response: Certificates of Authorisation from EPA granted December 2020 for 4 of the 5 No. historic landfill sites at Fassaroe – see Volume 3 Part 2 of EIAR for copies.</p>	√	
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		√
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p> <p>Response: See section 6 of Planning Report commenting on additional information specified by ABP for the application.</p>	√	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	102 sq.m. approx
State gross floor space of any proposed demolition, in m ² :	102 sq.m. approx
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 :	87,510 sq.m.

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

(a) State existing use of land or structure:	
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [] No: [] N/A: []</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	√	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	√	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	√	
<p>(iii) a layout plan showing the location of proposed Part V units in the development? Response: Site Layout Plan figure within Part V Proposals report by RPS identifies Block 3 for the Part V proposals</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.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(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: []

Response: see enclosed Engineering Planning Report for Drainage, Potable Water Supply and Utilities, by Atkins which incorporates various correspondence from Irish Water.

(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: []

Response: see enclosed CoF from IW dated 8.11.21 for 650 unit development

(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: []

Response: see enclosed Engineering Planning Report for Drainage, Potable Water Supply and Utilities, by Atkins which incorporates various correspondence from Irish Water.

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

Enclosed:

Yes: [] No: []

Response: see enclosed Engineering Planning Report for Drainage,

	Potable Water Supply and Utilities, by Atkins
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Response: see enclosed Engineering Planning Report for Drainage, Potable Water Supply and Utilities, by Atkins</p>

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Response: Traffic and Transportation Impact Assessment provided in Chapter 12 of EIAR.</p>
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Response: see enclosed Mobility Management Plan by Atkins.</p>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Response: See enclosed Quality Audit by Atkins which includes a Road Safety Audit.</p>

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	
Note: see MCORM Drwgs Nos. PL170 and PL171	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.
Response: Schedule enclosed.

24. Application Fee:

(a) State fee payable for application:	€ 80,000
(b) Set out basis for calculation of fee:	<p>Maximum Fee</p> <p>Ha1A 650 No. x €130 = €84,500</p> <p>HA1B 2,716sq.m. x €7.20 = €19,555.20</p> <p>Total €104,055.20</p> <p>Exceeds maximum fee of €80,000</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>


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,	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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<p>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</p>	<p>Response: Please refer to Pages 16 - 19 Section 2.04 of the Architectural Design Statement</p>
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Declaration

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

Signed: (Maria Lombard, RPS, (Agent))	
Date:	11 th April 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Cosgrave Property Group
Surname:	
Address Line 1:	15 Hogan Place
Address Line 2:	Grand Canal Street Lower,
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 DK23
E-mail address (if any):	info@cosgravegroup.com
Primary Telephone Number:	01-6110400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	
Director(s):	
Company Registration Number (CRO):	
Contact Name:	
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	

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

First Name:	Maria
Surname:	Lombard
Address Line 1:	RPS
Address Line 2:	Innishmore
Address Line 3:	Ballincollig
Town / City:	Cork
County:	Cork
Country:	Ireland
Eircode:	P31 KR68
E-mail address (if any):	Maria.lombard@rpsgroup.com
Primary Telephone Number:	021-4665900
Other / Mobile Number (if any):	086-6813184

Person responsible for preparation of maps, plans and drawings:

First Name:	Romeu
Surname:	Santana
Address Line 1:	MCORM Architects
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Town / City:	Dublin 8
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Country:	Ireland
Eircode:	D08 A49Y
E-mail address (if any):	rsantana@mcorm.com
Primary Telephone Number:	01-4788700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Maria Lombard</u>
Mobile Number:	<u>086-6813184</u>
E-mail address:	<u>Maria.lombard@rpsgroup.com</u>