

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

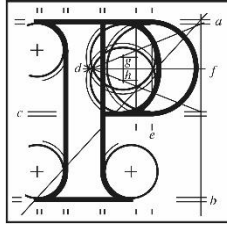
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	1 Carrickmines Land Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	27 Merrion Square, Dublin 2, D02 P297
Company Registration No:	625727

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

Name:	Trevor Sadler, McGill Planning Ltd.
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:	Gosia Meder & Jennifer Duffy
Firm/Company:	MOLA Architecture

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire Rathdown 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:	Priorsland
Address Line 2:	within the townlands of Carrickmines Great and Brennanstown,
Address Line 3:	
Town/City:	Dublin 18.
County:	Dublin
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3456-C
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>CD provided</p>	
Area of site to which the application relates in hectares:	8.59 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<p>Cherrywood SDZ Planning Scheme. Lands zoned:</p> <ul style="list-style-type: none"> - Village Centre. - Res 2 - Res 3 - Green Infrastructure

	- Primary School Physical Infrastructure
Existing use(s) of the site and proposed use(s) of the site:	Existing Use – vacant/agricultural Proposed Use- Residential and Village Centre Development

7. Applicant’s Interest in the Site:

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
	x		x

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

A portion of the application, as extends to the northern side of the Carrickmines Stream is in the ownership of the Smith family. A letter of Consent from same is included in Appendix C.

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.

Mairead Smith
Priorsland
Carrickmines
Dublin 18

Does the applicant own or control adjoining, abutting or adjacent lands?

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

If the answer is “Yes” above, identify the lands and state the nature of the control involved:

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
DZ21A/0677	Residential Development for 445 units with Village Centre, portion of Priorsland Park, Completion of Castle Street and associated works.	Refusal 15 th Sept 2021
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 checked="" type="checkbox"/>] No: [<input 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):		

DZ20A/0399	Site in townlands of Laughanstown and Brennanstown	Quintain Developments Ireland Ltd.	Residential development - 136 no. dwellings (total gross floor area of c.15,910 sqm) in a mixture of houses, duplexes, and apartments.
DZ20A/0552	Site in townlands of Laughanstown and Brennanstown	Quintain Developments Ireland Ltd.	Residential development - 163 no. dwellings in a mixture of houses, duplexes, and apartments.
DZ21A/0334	Site in townlands of Laughanstown and Brennanstown	Quintain Developments Ireland Ltd.	Residential development - 482 no. dwellings in a mixture of houses, duplexes, and apartments.
DA21/0664	Site in townlands of Laughanstown and Brennanstown	Quintain Developments Ireland Ltd.	Residential development - 47 apartments with communal space
DZ21A/1042	Townlands of Laughanstown, Brennanstown and Cherrywood	LSREF V Eden T5 Limited	Residential development – 122 dwellings
DZ21A/0699	Townlands of Laughanstown, Brennanstown and Cherrywood	Quintain Developments Ireland Limited	Minor Amendments to DZ20A/0552
DZ21A/1069	Site in townlands of Laughanstown and Brennanstown	Quintain Developments Ireland Ltd.	Minor Amendments to DZ20A/0399
Is the applicant aware of the site ever having been flooded?			Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please give details:			

9. Description of the Proposed Strategic Housing Development:

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

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

The development will comprise a mixed-use Village Centre and residential development as follows:

- **402 no. apartments (comprising 146 no. 1-beds; 218 no. 2-beds and 38 no. 3-beds) within 6 no. blocks (Blocks A-F) ranging in height up to 5 storeys with basement/undercroft parking areas.**
- **41 no. terraced/semi-detached/detached houses (comprising 19 no. 3-beds and 22 no. 4-beds).**
- **A supermarket (c.1,306 sq.m), 7 no. retail/retail services units (c.715 sq.m total gross floor area); 2 no. non-retail/commercial units (c.213 sq.m total gross floor area); creche (c.513 sq.m), gym (c.155 sq.m), community space (c.252 sq.m), residential facilities (c.551.8 sq.m total gross floor area), Office/High Intensity Employment use (c.708 sq.m).**
- **Provision of car/ bicycle/ motorcycle parking at basement/ undercroft/ ground level. ESB sub-stations/switchrooms/kiosks, waste storage areas, plant areas.**
- **Provision of the first phase of Priorsland Public Park, a linear park along the Carrickmines Stream and additional public and communal open spaces.**
- **Provision of an acoustic barrier along the southern/south-western edge of the site adjacent the M50.**
- **Construction of Castle Street on the subject lands and two road bridges across the Carrickmines Stream, one to serve a future school site, the second to provide interim pedestrian and cyclist access to the Carrickmines Luas station and future Transport Interchange. Provision of a pedestrian bridge from the Village Centre to Priorsland Park.**
- **The proposed development includes for all associated site development works, landscaping, boundary treatments and services provision.**

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	PAC/SHD/115/20
Meeting date(s):	11.05.2020
(B) Consultation with An Bord Pleanála:	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-307784-20
Meeting date(s):	25th November 2020
(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:	

N/A

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 13th 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:	7th 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"/>] See Appendix F below
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" 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?	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:	<ol style="list-style-type: none"> 1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Inland Fisheries Ireland 5. Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation) 6. Heritage Council (nature conservation) 7. Commission for Railway Regulation 8. DLRCC Childcare Committee 9. Department of Education and Skills
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:	13 th April 2022
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [x] No: [] Please refer to 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 – no LAP for the area. Site within Cherrywood SDZ</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: [x] No: [] N/A: [] Please refer to Statement of Consistency</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 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 refer to 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 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"/>] See Response to ABP Opinion Report</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] See Response to ABP Opinion Report</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A – The proposed development does not materially contravene the Cherrywood Planning Scheme nor the Dun Laoghaire Rathdown County Development Plan. Refer to Statement of Consistency.</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	19	2185
4-bed	22	3178
4+ bed		
Total	41	5363

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	146	7372.6
2-bed	218	17121.7
3-bed	38	3938.4
4-bed		
4+ bed		
Total	402	28432.7

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:	443
(c) State cumulative gross floor space of residential accommodation, in m ² :	34,347.5 (including resident support facilities/amenities areas – 551.8 sq.m)

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
Creche (83 no. of childcare spaces)	513
Supermarket	1,306
Retail/retail services (7 no. units)	715
Non-retail commercial (2 no.units)	213
Community Space	252
Office/High Intensity Employment	708
Gym	155
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 :	3,862
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	38,209.5
(d) Express 15(b) as a percentage of 15(c):	10.1 %

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 See MCG Planning and MOLA Architecture Reports	
(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 See MCG Planning Reports and Dermot Foley and MOLA Architecture Reports and Drawings	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X See MOLA Architecture Reports and Drawings	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X See Fallon Engineers Drawings and Reports	
(e) Does the proposed development include an activity requiring an integrated pollution control license or a waste license? If “Yes”, enclose a brief explanation with this application.		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 authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		x
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>	x See MCG Planning Reports	

<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 See List of Enclosures – Appendix A below</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 :	0
State gross floor space of any proposed demolition, in m ² :	0
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	38,209.5

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

(a) State existing use of land or structure:	Agricultural/vacant
(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 & Village Centre Development
(d) State nature and extent of any such proposed use(s):	443 residential units with 3,862 sq.m of non-residential floor area.
<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	
(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— <ul style="list-style-type: none"> <li data-bbox="300 712 1046 1167">(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 	x	
<ul style="list-style-type: none"> <li data-bbox="300 1189 1046 1496">(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 	x	
<ul style="list-style-type: none"> <li data-bbox="300 1518 1046 1601">(iii) a layout plan showing the location of proposed Part V units in the development? 	x	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [**x**]

(b) Public Mains: [**x**]

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: [**x**]

(b) Public Sewer: [**x**]

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: [**x**]

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"/>] See Punch Consulting Engineers Reports
(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"/>] See Appendix D
(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"/>] See Appendix E
(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"/>] See Punch Consulting Engineers Reports
(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"/>] See Punch Consulting Engineers Reports

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: [] See Punch Consulting Engineers Reports</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: [] See Punch Consulting Engineers Reports</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: [] No: [x]</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>See Taking in Charge drawings prepared by MOLA Architects</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>See List of Enclosures in Appendix A below</p>

24. Application Fee:


(a) State fee payable for application:	€ 80,000
(b) Set out basis for calculation of fee:	Max Fee
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] The fee has been paid electronically to ABP account. See Appendix B below for confirmation.

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See Mola Architects Design Statement.
--	---

Declaration

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

Signed: (Applicant or Agent as appropriate)	 Trevor Sadler, McGill Planning Ltd. (Agent)
Date:	13 th April 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	1 Carrickmines Land Limited
Surname:	
Address Line 1:	27 Merrion Square
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 P297
E-mail address (if any):	info@lioncor.ie
Primary Telephone Number:	01 5180900
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Anthony Noonan
Company Registration Number (CRO):	625727
Contact Name:	Rob Miley
Primary Telephone Number:	01 5180900
Other / Mobile Number (if any):	
E-mail address:	info@lioncor.ie

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

First Name:	Trevor
Surname:	Sadler
Address Line 1:	22 Wicklow Street
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 VK22
E-mail address (if any):	trevor@mcgplanning.ie
Primary Telephone Number:	01 2846464
Other / Mobile Number (if any):	087 7800572

Person responsible for preparation of maps, plans and drawings:

First Name:	MOLA Architecture
Surname:	
Address Line 1:	2 Donnybrook Road
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 4
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	info@molaarchitecture.com
Primary Telephone Number:	01 2183900
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Rob Miley</u>
Mobile Number:	<u>087 9416734</u>
E-mail address:	<u>rmiley@lioncor.ie</u>

APPENDIX A – LIST OF ENCLOSURES

- Completed SHD Application Form
 - Confirmation of Electronic Payment of Application Fee to ABP (Appendix B)
 - Letter of Consent from Smith Family (Appendix C)
 - Irish Water Confirmation of Feasibility (Appendix D)
 - Irish Water Statement of Design Acceptance (Appendix E)
 - EIAR Portal Confirmation (Appendix F)

- Part V Pack

- CD with ITM Co-ordinates

- Site Notice

- Newspaper Notice

- Statement of Consistency (& SDZ Planning Scheme Compliance Matrix)

- Statement of Response to An Bord Pleanála Opinion

- Environmental Impact Assessment Report
- Vol 1 Main Statement
- Vol 2 Appendices
- Vol 3 Non-Technical Summary

- Cover Letters to Statutory Consultees
- Cover Letter to An Bord Pleanála
- Cover Letter to Dun Laoghaire Rathdown County Council

- McCann Fitzgerald Letter

Architecture: MOLA Architecture

- Architects Design Statement
- Building Lifecycle Report
- Housing Quality Assessment
- A3 Copy of Architectural Drawings
- The following drawings:

Drawing Number											Scale	Size	Revision	
Project Number	Originator	Zone	Level	Type	Discipline Class	Sheet Number	Title							
10_Site Plans														
PLD18	MOLA	XX	XX	DR	A	10	XX100	SITE LOCATION MAP; OSI MAP		1:2500	A3	P-01		
PLD18	MOLA	XX	XX	DR	A	10	XX101	PROPOSED SITE LAYOUT PLAN		1:500	A0	P-01		
PLD18	MOLA	XX	XX	DR	A	10	XX102	FUTURE PRIMARY SCHOOL SITE BOUNDARY		1:2500	A3	P-01		
PLD18	MOLA	XX	XX	DR	A	XX	XX1051	CONSENT MAP - WORKS TO LAND OWNED BY SMYTHS		1:1000	A1	P-07		
PLD18	MOLA	XX	XX	DR	A	10	XX103	PROPOSED TAKING IN CHARGE PLAN		1:500	A0	P-01		
18_Existing														
PLD18	MOLA	XX	XX	DR	A	18	XX180	EXISTING SITE LAYOUT PLAN		1:500	A0	P-01		
PLD18	MOLA	XX	XX	DR	A	18	XX181	EXISTING SITE SECTIONS		1:200	A0	P-01		
20_G.A. Plans														
ZONE 01 / 02: Plot A,B & C														
PLD18	MOLA	ABC	B1	DR	A	20	ABC200	PLOT A,B & C: PROPOSED BASEMENT FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	ABC	00	DR	A	20	ABC201	PLOT A,B & C: PROPOSED GROUND FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	ABC	01	DR	A	20	ABC202	PLOT A,B & C: PROPOSED FIRST FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	ABC	02	DR	A	20	ABC203	PLOT A,B & C: PROPOSED SECOND FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	ABC	03	DR	A	20	ABC204	PLOT A,B & C: PROPOSED THIRD FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	ABC	04	DR	A	20	ABC205	PLOT A,B & C: PROPOSED FOURTH FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	ABC	RF	DR	A	20	ABC206	PLOT A,B & C: PROPOSED ROOF PLAN		1:200	A0	P-01		
ZONE 02: Plot D & E														
PLD18	MOLA	DE	00	DR	A	20	DE200	PLOT D & E: PROPOSED GROUND FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	DE	01	DR	A	20	DE201	PLOT D & E: PROPOSED FIRST FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	DE	02	DR	A	20	DE202	PLOT D & E: PROPOSED SECOND FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	DE	03	DR	A	20	DE203	PLOT D & E: PROPOSED THIRD FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	DE	04	DR	A	20	DE204	PLOT D & E: PROPOSED FOURTH FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	DE	RF	DR	A	20	DE205	PLOT D & E: PROPOSED ROOF PLAN		1:200	A0	P-01		
ZONE 03: Plot F & G														
PLD18	MOLA	FG	00	DR	A	20	FG200	PLOT F & G: PROPOSED GROUND FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	FG	01	DR	A	20	FG201	PLOT F & G: PROPOSED FIRST FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	FG	02	DR	A	20	FG202	PLOT F & G: PROPOSED SECOND FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	FG	03	DR	A	20	FG203	PLOT F & G: PROPOSED THIRD FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	FG	04	DR	A	20	FG204	PLOT F & G: PROPOSED FOURTH FLOOR PLAN		1:200	A0	P-01		
PLD18	MOLA	FG	RF	DR	A	20	FG205	PLOT F & G: PROPOSED ROOF PLAN		1:200	A0	P-01		
26_G.A. House Types														
ZONE 03: Plot G														
PLD18	MOLA	G	XX	DR	A	26	G260	PLOT G: HOUSE T1- PROPOSED PLANS, ELEVATIONS, SECTIONS		1:100	A1	P-01		
PLD18	MOLA	G	XX	DR	A	26	G261	PLOT G: HOUSE T2- PROPOSED PLANS, ELEVATIONS, SECTIONS		1:100	A1	P-01		
PLD18	MOLA	G	XX	DR	A	26	G262	PLOT G: HOUSE T3- PROPOSED PLANS, ELEVATIONS, SECTIONS		1:100	A1	P-01		
PLD18	MOLA	G	XX	DR	A	26	G263	PLOT G: HOUSE T4- PROPOSED PLANS, ELEVATIONS, SECTIONS		1:100	A1	P-01		
PLD18	MOLA	G	XX	DR	A	26	G264	PLOT G: HOUSE T5- PROPOSED PLANS, ELEVATIONS, SECTIONS		1:100	A1	P-01		
30_G.A. Sections														
ZONE 01 / 02: Plot A,B,C,D,E & F														
PLD18	MOLA	ABC	XX	DR	A	30	XX300	PLOT A,B,C,D,E & F: PROPOSED BUILDING SECTIONS		1:200/1:1000	A0	P-01		
SITE SECTIONS														
PLD18	MOLA	XX	XX	DR	A	30	XX301	PROPOSED SITE SECTION A-A		1:500/1:200	A0	P-01		
PLD18	MOLA	XX	XX	DR	A	30	XX302	PROPOSED SITE SECTION B-B		1:500/1:200	A0	P-01		
PLD18	MOLA	XX	XX	DR	A	30	XX303	PROPOSED SITE SECTION C-C & D-D		1:200	A0	P-01		
40_G.A. Elevations														
ZONE 01: Plot A														
PLD18	MOLA	A	XX	DR	A	40	A400	PLOT A: PROPOSED EXTERNAL ELEVATIONS		1:200	A1	P-01		
PLD18	MOLA	A	XX	DR	A	40	A401	PLOT A: PROPOSED INTERNAL ELEVATIONS		1:200	A1	P-01		

Drawing Number										
Project Number	Originator	Zone	Level	Type	Discipline Class	Sheet Number	Title	Scale	Size	Revision
ZONE 01: Plot B										
PLD18	MOLA	B	XX	DR	A	40	B400	PLOT B: PROPOSED EXTERNAL ELEVATIONS	1:200	A1 P-01
PLD18	MOLA	B	XX	DR	A	40	B401	PLOT B: PROPOSED INTERNAL ELEVATIONS	1:200	A1 P-01
ZONE 02: Plot C										
PLD18	MOLA	C	XX	DR	A	40	C400	PLOT C: PROPOSED EXTERNAL ELEVATIONS	1:200	A1 P-01
PLD18	MOLA	C	XX	DR	A	40	C401	PLOT C: PROPOSED INTERNAL ELEVATIONS	1:200	A1 P-01
ZONE 02: Plot D										
PLD18	MOLA	D	XX	DR	A	40	D400	PLOT D: PROPOSED EXTERNAL ELEVATIONS	1:200	A1 P-01
ZONE 02: Plot E										
PLD18	MOLA	E	XX	DR	A	40	E400	PLOT E: PROPOSED EXTERNAL ELEVATIONS	1:200	A1 P-01
PLD18	MOLA	E	XX	DR	A	40	E401	PLOT E: PROPOSED INTERNAL ELEVATIONS	1:200	A1 P-01
ZONE 02: Plot F										
PLD18	MOLA	F	XX	DR	A	40	F400	PLOT F: PROPOSED EXTERNAL ELEVATIONS	1:200	A1 P-01
ZONE 03: Plot G										
PLD18	MOLA	G	XX	DR	A	40	G400	PLOT G: PROPOSED STREET ELEVATION DD - GG	1:200	A1 P-01
PLD18	MOLA	G	XX	DR	A	40	G401	PLOT G: PROPOSED STREET ELEVATION HH - MM	1:200	A1 P-01
PLD18	MOLA	G	XX	DR	A	40	G402	PLOT G: PROPOSED STREET ELEVATION NN - RR	1:200	A1 P-01
PLD18	MOLA	G	XX	DR	A	40	G403	PLOT G: PROPOSED STREET ELEVATION SS - VV	1:200	A1 P-01
CONTIGUOUS ELEVATIONS										
PLD18	MOLA	A	XX	DR	A	40	XX400	PROPOSED CONTIGUOUS ELEVATION A-A	1:500/1:200	A0 P-01
PLD18	MOLA	A	XX	DR	A	40	XX401	PROPOSED CONTIGUOUS ELEVATION B-B	1:500/1:200	A0 P-01
PLD18	MOLA	A	XX	DR	A	40	XX402	PROPOSED CONTIGUOUS ELEVATION C-C	1:500/1:200	A0 P-01

Engineering: PUNCH Consulting Engineers

- An Bord Pleanála Opinion Summary Response
- Engineering Planning Report
- Outline Construction and Demolition Waste Management Plan
- Outline Construction Management Plan
- Site Investigation Report
- Stage 3 Site Specific Flood Risk Assessment
- Statement of Design Acceptance CDS20001675
- Stormwater Audit (Stage 1)
- Traffic and Transport Assessment
- Travel Plan
- The following drawings:

Drawing No.	Rev	Drawing Title	Size	Re
182-186-001	PL0	Street Layout - Sheet 1 of 3 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-001b	PL0	Street Layout - Sheet 1 of 3 - Permanent Proposal	A1	PL0
182-186-002	PL0	Street Layout - Sheet 2 of 3 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-002b	PL0	Street Layout - Sheet 2 of 3 - Permanent Proposal	A1	PL0
182-186-003	PL0	Street Layout - Sheet 3 of 3 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-003b	PL0	Street Layout - Sheet 3 of 3 - Permanent Proposal	A1	PL0
182-186-005	PL0	Street Long Sections - Sheet 1 of 3 - Interim Proposal (Section 7.2.2)	A1	PL0
182-186-005b	PL0	Street Long Sections - Sheet 1 of 3 - Permanent Proposal	A1	PL0
182-186-006	PL0	Street Long Sections - Sheet 2 of 3 - Permanent Proposal	A1	PL0
182-186-007	PL0	Street Long Sections - Sheet 3 of 3 - Permanent Proposal	A1	PL0
182-186-008	PL0	Temporary Pedestrian & Cycle Access Layout	A1	PL0
182-186-009b	PL0	Indicative Layout of Proposed Access to Future Transport Interchange - Permanent Proposal	A1	PL0
182-186-010	PL0	Block A&B Basement Drainage Layout - Permanent Proposal	A1	PL0
182-186-011	PL0	Plot C Undercroft Carpark Drainage Layout - Permanent Propo	A1	PL0
182-186-012	PL0	Plot E Undercroft Carpark Drainage Layout - Permanent Proposal	A1	PL0
182-186-013	PL0	Plot F Undercroft Carpark Drainage Layout - Permanent Proposal	A1	PL0
182-186-020b	PL0	Surface drainage Layout Sheet 1 of 3 - Permanent Proposal	A1	PL0
182-186-021	PL0	Surface drainage Layout Sheet 1 of 2 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-021b	PL0	Surface drainage Layout Sheet 2 of 3 - Permanent Proposal	A1	PL0
182-186-022	PL0	Surface drainage Layout Sheet 2 of 2 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-022b	PL0	Surface drainage Layout Sheet 3 of 3 - Permanent Proposal	A1	PL0
182-186-023b	PL0	Foul Drainage Layout Sheet 1 of 3 - Permanent Proposal	A1	PL1
182-186-024	PL0	Foul Drainage Layout Sheet 1 of 2 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-024b	PL0	Foul Drainage Layout Sheet 2 of 3 - Permanent Proposal	A1	PL1
182-186-025	PL0	Foul Drainage Layout Sheet 2 of 2 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-025b	PL0	Foul Drainage Layout Sheet 3 of 3 - Permanent Proposal	A1	PL1

Drawing No.	Rev	Drawing Title	Size	Re
182-186-026	PL1	Foul Sewer Longitudinal Sections - Sheet 1 - Permanent Proposal	A1	PL1
182-186-027	PL1	Foul Sewer Longitudinal Sections - Sheet 2 - Permanent Proposal	A1	PL1
182-186-028	PL0	Surface Water Longitudinal Sections - Sheet 1 - Permanent Proposal	A1	PL0
182-186-029	PL0	Surface Water Longitudinal Sections - Sheet 2 - Permanent Proposal	A1	PL0
182-186-030	PL0	Proposed Watermain Layout - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-030b	PL0	Proposed Watermain Layout	A1	PL0
182-186-031	PL0	Future Irish Water Watermain Diversion Layout - Permanent Proposal	A1	PL0
182-186-035	PL0	Channel upgrade works - Sheet 1	A1	PL0
182-186-036	PL0	Channel upgrade works - Sheet 2	A1	PL0
182-186-037	PL0	Channel upgrade works - Sheet 3	A1	PL0
182-186-040	PL0	SuDS Measures Layout - Sheet 1 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-040b	PL0	SuDS Measures Layout - Sheet 1 -Permanent Proposals	A1	PL0
182-186-041	PL0	SuDS Measures Layout - Sheet 2- Interim Proposals (Section 7.2.2)	A1	PL0
182-186-041b	PL0	SuDS Measures Layout - Sheet 2 -Permanent Proposals	A1	PL0

182-186-055	PL0	Proposed Details - Western bridge over Flood Containment Zone - Permanent Propo	A1	PL0
182-186-056	PL0	Proposed Details - Eastern bridge over Flood Containment Zone - Permanent Propos	A1	PL0
182-186-057	PL0	Proposed Details - Future Castle Street Bridge over Ticknick Stream - Permanent Proposal	A1	PL0
182-186-060	PL0	Proposed Extension to Existing Surface Water Culvert - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-060b	PL0	Proposed Extension to Existing Surface Water Culvert Subject to Future Planning Permission - Permanent Proposal	A1	PL0

182-186-070	PL0	Typical Civil Details - Sheet 1/7 - Permanent Proposal	A1	PL0
182-186-071	PL0	Typical Civil Details - Sheet 2/7 - Permanent Proposal	A1	PL0
182-186-072	PL0	Typical Civil Details - Sheet 3/7 - Permanent Proposal	A1	PL0
182-186-073	PL0	Typical Civil Details - Sheet 4/7 - Permanent Proposal	A1	PL0
182-186-074	PL0	Typical Civil Details - Sheet 5/7 - Permanent Proposal	A1	PL0
182-186-075	PL0	Typical Civil Details - Sheet 6/7 - Permanent Proposal	A1	PL0

Drawing No.	Rev	Drawing Title	Size	Rev
182-186-076	PL0	Typical Civil Details - Sheet 7/7 - Permanent Proposal	A1	PL0
182-186-077	PL0	Typical Attenuation Tank Details - Permanent Proposal	A1	PL0
182-186-080	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 1/13) - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-080b	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 1/13) - Permanent Proposal	A1	PL0
182-186-081	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 2/13) - Permanent Proposal	A1	PL0
182-186-082	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 3/13)- Permanent Proposal	A1	PL0
182-186-083	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 4/13)- Permanent Proposal	A1	PL0
182-186-084	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 5/13)- Permanent Proposal	A1	PL0
182-186-085	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 6/13)- Permanent Proposal	A1	PL0
182-186-086	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 7/13)- Permanent Proposal	A1	PL0
182-186-087	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 8/13)- Permanent Proposal	A1	PL0
182-186-088	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 9/13)- Permanent Proposal	A1	PL0
182-186-089	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 10/13)- Permanent Proposal	A1	PL0
182-186-090	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 11/13)- Permanent Proposal	A1	PL0
182-186-091	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 12/13)- Permanent Proposal	A1	PL0
182-186-092	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 13/13) - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-092b	PL0	Proposed Surface Finishes & Line Markings Layout (Sheet 13/13) - Permanent Proposal	A1	PL0
182-186-093	PL0	Overall Proposed Surface Finishes & Line Markings Layout Sh.1 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-093b	PL0	Overall Proposed Surface Finishes & Line Markings Layout Sh.1 - Permanent Proposal	A1	PL0
182-186-094	PL0	Overall Proposed Surface Finishes & Line Markings Layout Sh.2 - Interim Proposals (Section 7.2.2)	A1	PL0
182-186-094b	PL0	Overall Proposed Surface Finishes & Line Markings Layout Sh.2 - Permanent Proposal	A1	PL0
182-186-095	PL0	Proposed Retaining Wall Layout & Detail - Permanent Proposal	A1	PL0

Drawing No.	Rev	Drawing Title	Size	Rev
182-186-110	PL0	Typical Services Cross Sections	A1	PL0
182-186-120	PL0	Existing Foul Water Sewer Detail Plan & Section	A1	PL0

Landscape Architecture: Dermot Foley Landscape Architects

- Design Rationale
- The following drawings:

Document	No.	Size	Scale
Landscape Plan 1	Li.05-DR-2001	A1+	500
Landscape Plan 2	Li.05-DR-2002	A2	500
Play map	Li.05-DR-2003	A1	1000
Boundary Plan	Li.05-DR-2004	A2	1000
Landscape Detail Area 1	Li.05-DR-2100	A2	200
Landscape Detail Area 2	Li.05-DR-2101	A2	200
Landscape Detail Area 3	Li.05-DR-2102	A2	200
Landscape Detail Area 4	Li.05-DR-2003	A2	200
Landscape Sections	Li.05-DR-2400	A1+	100
Typical Landscape Details	Li.05-DR-2500	A1	20

Treefile Arborist

- Arboricultural Report
- The following drawings:

Drawing Name	Drawing Subject	Scale
Priorsland Tree Constraints Plan EAST	Tree Constraints Plan Pre-development tree/site scenario	1:500 @ A1
Priorsland Tree Constraints Plan West (Site over 2 sheets)		
Priorsland Tree Impacts Plan EAST	Tree Impacts Plan Effect of proposed development on recorded trees	1:500 @ A1
Priorsland Tree Impacts Plan West (Site over 2 sheets)		
Priorsland Tree Protection Plan EAST	Tree Protection Plan Protection of trees during development works	1:500 @ A1
Priorsland Tree Protection Plan WEST (Site over 2 sheets)		

Fallon M&E

- Utility Report
- Public Lighting Report
- Mechanical and Electrical Design Strategy, Energy Sustainability & Part L Compliance
- The following drawings:

Drawing No.	Drawing Schedule Issued:	SIZE
1830-BW-03	Utility Services	A1
1830-BW-05	Site Public Lighting - Plot A	A3
1830-BW-06	Site Public Lighting - Plot B	A3
1830-BW-07	Site Public Lighting - Plot C & D	A3
1830-BW-08	Site Public Lighting - Plot E	A3
1830-BW-09	Site Public Lighting - Plot F	A3
1830-BW-10	Site Public Lighting - Plot G	A3
1830-BW-11	Site Public Lighting -Village Centre	A3
1830-BW-12	Site Public Lighting - Public Path	A3

IES

- Priorsland SHD Wind Study
- Daylight Sunlight and Overshadowing Study

Altemar

- AA Screening & Natura Impact Statement
- Outline Construction Environmental Management Plan

3D Design Bureau

- Verified Views and CGIs

APPENDIX B - CONFIRMATION OF PAYMENT OF APPLICATION FEE



Batch reference:		Your account name: 1 CARRICKMINES LAND - GEN AC	
Number of entries: 1	Payment type: Eurozone SEPA	Your account number: 411028871001 (IE)	
Value date: 05 Apr 2022	Currency: EUR	Batch amount: 80,000.00	Instruction reference number: 75766AB00NJ1



Forward dated payment received by bank

05 Apr 2022 09:12 (GMT)

This future payment has been authorised. We'll process it in line with the requested value date. If you want to cancel this payment, your cancellation request will need to be approved by all relevant authorisers before the value date.

✓	Authorised	Padraig Breen	05 Apr 2022 09:12 (GMT)
✓	1st authorisation completed	Laura Mathews	05 Apr 2022 09:09 (GMT)
✓	Repaired	Bridgitta Quinn	05 Apr 2022 09:06 (GMT)

Transactions (1)

#	Beneficiary name	Beneficiary account	Payment information	Amount (EUR)
49	An Bord Pleanais	Account number: IE70 AIBK 9310 5500 3160 67 Bank code: AIBKIE2D	Beneficiary reference: ABP-307784- 20	80000.00

APPENDIX C - LETTER OF CONSENT FROM SMITH FAMILY

An Bord Pleanála
64 Marlborough Street
Dublin 2

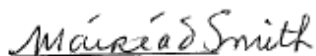
13th April 2022

Dear Sirs,

I, Mairead Smith, owner of the land with red hatching, marked B, on the attached map (ref: PLD18-MOLA-XX-XX-DR-A-XX-XX-1051 REV-PO7) and located in the suburb of Carrickmines, Dublin 18, give consent to Carrickmines Land Limited to submit a planning application for a stream crossing and a temporary pedestrian/cycle route to enable pedestrian and cycle connection only to the Carrickmines Luas Stop that involves development on lands owned by myself.

For the avoidance of doubt this consent does not extend to any lands owned by me outside the boundaries of the red line shown on the said map attached hereto.

Kind regards



Mairead Smith
Priorsland, Carrickmines,
Dublin 18

APPENDIX D – IRISH WATER CONFIRMATION OF FEASIBILITY



Marie Claire Daly
Carnegie House, Library Road
Dun Laoghaire
Dublin
A96C7W7

Uisce Éireann
Bosca OP 448
Oifig Sheachadta n
Cathrach Theas
Cathair Choncal

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

www.water.ie

19 February 2020

Dear Robert Miley,

**Re: Connection Reference No CDS20000729 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Multi/Mixed Use Development of 454 unit(s) at Priorsland, Cherrywood, Co. Dublin.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Priorsland, Cherrywood, 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 as per proposed layout.

A bulk meter has to be installed on the connection main. On site storage is required for a capacity of the non domestic average flow on a peak week for 24 hour period. This storage must also have the ability to refill completely in a 12 hour period.

Pressure and flow data is required before/with a connection application being received. The minimum pressure and maximum flow, from the nearest suitable hydrant from the Connection Point and CMP, are required.

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

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

Wastewater:

New connection to the existing network is feasible without upgrade.

There is an Irish Water infrastructure within and in close proximity of the site boundaries (33" water trunkmain, 225mm and 750mm sewers). The Developer will be required to survey the site to determine

Stiúrthóir / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Maria O'Dwyer
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

UISCE

REV012

the exact location of the infrastructure. Any trial investigations shall be carried out with the agreement and in the presence of Dun Laoghaire-Rathdown County Council.

You are advised that structures or works over or in close proximity to IW infrastructure that will inhibit access for maintenance or endanger structural integrity of the infrastructure at any time are not allowed. Diversion of the infrastructure may be required subject to layout proposal of the development. The diversion will be subject to customer entering diversion agreement with IW. A wayleave in favour of Irish Water will be required over all Infrastructure that is not located within the Public Space.

For design submissions and queries related to diversion/buildover please contact IW Diversion Team via email address diversions@water.ie.

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 Marko Komso from the design team on 022 54611 or email mkomso@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

APPENDIX E – IRISH WATER STATEMENT OF DESIGN ACCEPTANCE



Marie Claire Daly
Punch Consulting
Carnegie House,
Library Road
Dun Laoghaire
Dublin A96C7W7

Uisce Éireann
Bosca OP 448
Oifig Sheachúda na
Cathrach Theas
Cothair Chorcaí

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

www.water.ie

1 April 2022

Re: Design Submission for Priorsland, Cherrywood, Co. Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS20001675

Dear Marie Claire Daly,

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: Fionán Ginty
Phone: 01 89 25734
Email: fginty@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

- 182-186-023b PL1
- 182-186-024b PL1
- 182-186-025b PL1
- 182-186-028 PL1
- 182-186-029 PL1
- 182-186-030b PL2
- 182-186-110 PL0
- 182-186-SK030b PL1

Additional Comments

- The design submission will be subject to further technical review at connection application stage.
- Diversion agreement/engagement required, for existing water and wastewater assets within the subject site, via <https://www.water.ie/connections/developer-services/diversion-and-build-over/>

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

APPENDIX F – EIAR PORTAL CONFIRMATION

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: 13 April 2022 12:31
To: Trevor Sadler
Subject: EIA Portal Confirmation Notice Portal ID 2022075

Dear Trevor,

An EIA Portal notification was received on 13/04/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 13/04/2022 under EIA Portal ID number 2022075 and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2022075

Competent Authority: Dún Laoghaire-Rathdown County Council

Applicant Name: 1 Carrickmines Land Ltd.

Location: Priorsland, located within the townlands of Carrickmines Great and Brennanstown, Dublin 18.

Description: Mixed-use Village Centre and residential development comprising 402 no. apartments, 41 houses, retail, commercial, creche, community, offices, gym, park, open spaces.

Linear Development: No

Date Uploaded to Portal: 13/04/2022

Kind regards,

Grace

EIA Portal team

—

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

—
T +353 (0) 1 888 2000

www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

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.