

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

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

#### Other Statutory Codes

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

## **Data Protection**

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



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

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

**1. Applicant:**

Name of Applicant:	Cairn Homes Properties Ltd.
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	7 Grand Canal, Grand Canal Street Lower, Dublin 2, Dublin, D02KW81
Company Registration No:	552325

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

Name:	Stephen M. Purcell, Director and Co-Head KPMG Future Analytics
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:	Shane Walsh
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Firm/Company:	McCrossan O'Rourke Manning Architects (MCORM)
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## 5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Estuary West Lands at Holybanks, Swords, Co. Dublin. The main SHD site is bound by Glen Ellan Road to the south, Jugback Lane/Terrace to the west, the former Celestica factory site to the east and the Broadmeadow River to the north. A stormwater storage tank is proposed to be located on a corner site at the junction of Glen Ellan road and Balheary road. Junction and road improvement works are proposed to the Glen Ellan road / Balheary Road junction and the R132 Dublin Road / R125 Seatown West Roundabout.
Address Line 2:	
Address Line 3:	
Town/City:	Swords
County:	Dublin
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<u>Site Location Map No. 1</u> Map Series/Map Sheets 1:1000   2925-18 1:1000   2925 -17 1:2500   2925 - D 1:2500   2925 - C X, Y = 717844.0809,748203.7532 Map Series/Map Sheets 1:2500   2925-A 1:2500   2925 -C X,Y= 717462.2046,748492.7723 Map Series/Map Sheets 1:1000   2925-23

1:1000   2925-18 1:1000   2925-19 1:1000   2925-24 X,Y= 718345.1976, 747698.23  <u>Site Location Map No. 2</u> Map Series/Map Sheets 1:1000   2925-18 1:1000   2925 -17 1:2500   2925 - D 1:2500   2925 - C X, Y = 717844.0809,748203.7532	
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:	14.17 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective ME – Metro Economic Corridor Objective HA – High Amenity
Existing use(s) of the site and proposed use(s) of the site:	Greenfield - Vacant (Existing) Residential (Proposed)

## 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:			
The application includes land parcels that belong to third parties to facilitate junction upgrade works and other infrastructural upgrade works. Letter of consents from the third parties – Fingal County Council and Gannon Homes Ltd. are enclosed with this application.			

<p>State Name and Address of the Site Owner:</p> <p><b>If the applicant is not the legal owner</b>, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Cairn Homes Properties Ltd. 7 Grand Canal, Grand Canal Street Lower, Dublin 2, Dublin, D02KW81</p> <p>Application includes lands under the ownership of Gannon Homes Limited, 52 Northumberland Rd, Ballsbridge, Dublin, D04 A665 and Fingal County Council, County Hall, Main Street, Swords, Co. Dublin</p> <p>Please refer Dwg. Illustrative Map -Ownership Land prepared by MCORM Architects.</p>
<p>Does the applicant own or control adjoining, abutting or adjacent lands?</p>	<p>Yes: [ X ] No: [ ]</p>
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>A 0.46 ha school reservation site has been identified adjoining the eastern boundary of the application site</p>	

## 8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>	<p>Yes: [ X ] No: [ ]</p>	
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<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):</p>		
<p><b>Reg. Ref. No. / An Bord Pleanála Ref. No.</b></p>	<p><b>Nature of Proposed Development</b></p>	<p><b>Final Decision by Planning Authority / An Bord Pleanála</b></p>

F21A/0476	<p>A proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes, proposed vehicular/service access onto Balheary Road; landscaping; boundary treatment and all associated engineering and site works necessary to facilitate the development. A Natura Impact Statement (NIS) has been prepared and is submitted to the Planning Authority with the application.</p> <p><u>Note:</u> In correspondence with the Strategic Housing section of An Bord Pleanála it was indicated that given a Significant Further Information (SFI) had been advertised in respect of Reg Ref F21A/0476 which covers part of the application site, that a yellow site notice approach was warranted.</p>	Pending
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ ] No: [ X ]
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:  <b>NA</b></p>		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ ] No: [ X ]
<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):</p>		
<b>NA</b>		
Is the applicant aware of the site ever having been flooded?		Yes: [ X ] No: [ ]
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p> <p>The following flood events have been recorded at, or proximal to the site:</p> <ul style="list-style-type: none"> <li>· August 1986 - Flooding of the Broadmeadow River during Hurricane Charlie (widespread hydrological event)</li> <li>· Recurring flooding at Balheary Road (Along Broadmeadow River)</li> </ul>		

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
<p>If the answer is “Yes” above, please give details:</p> <p><b>NA</b></p>	

## 9. Description of the Proposed Strategic Housing Development:

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

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

We, Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for a 7-year permission for a strategic housing development (SHD) on a c.14.17 ha (gross) site located within the Estuary West Lands at Holybanks, Swords, Co. Dublin. The main SHD site is bound by Glen Ellan Road to the south, Jugback Lane/Terrace to the west, the former Celestica factory site to the east and the Broadmeadow River to the north. A stormwater storage tank, detailed below, is proposed to be located on a corner site at the junction of Glen Ellan road and Balheary road. Junction and road improvement works are proposed to the Glen Ellan road / Balheary Road junction and the R132 Dublin Road / R125 Seatown West Roundabout.

The proposed development will consist of a residential scheme of 621 no. units (145 no. 1-bed units, 278 no. 2-bed units, 187 no. 3-bed units and 11 no. 4-bed units) along with ancillary childcare facility (506.5 sq.m) and a range of residential amenity facilities (573 sq.m) including gym, concierge, meeting room and multi-purpose room. The development will include the construction of:

- 118 no. houses comprising: 8 no. 1-bed maisonettes contained within 4 no. 2 storey units; 99 no. 2-storey, 3-bed units (18 no. mid-terrace and 81 no. semi-detached) and 11 no. 2-storey, 4-bed units (semi-detached).

- 349 no. apartment units (137 no. 1-bed units, 201 no. 2-bed units, and 11 no. 3-bed units) provided within 2 no. blocks ranging in height from 1 no. to 7 no. storeys (over basement level) to the south side of the site along Glen Ellan Road. A single level basement has been provided for Block B and an under-croft area is provided within Block A incorporating parking areas, waste management areas, plant rooms and other ancillary services.



- 154 no. duplex units that are arranged within 14 no. 3-storey blocks comprising of 77 no. 2-bed units (ground floor) and 77 no. 3-bed units.
- Apartments and duplexes are provided with balconies/terraces along all elevations and dedicated services / bin store areas.
- The development will also provide for an ancillary childcare facility (506.5 sq.m), and residential amenity facilities (573 sq.m) including gym, concierge, meeting room and multi-purpose room within the ground floor of Block B.
- Provision of 705 no. car parking spaces, 856 no. bicycle parking spaces and 21 no. motorbike parking spaces (within basement, under-croft and at surface levels);
- The landscape proposal includes extensive public open space (10,008 sq.m.), in addition to a new public park measuring 29,400 sq.m as an extension of Broadmeadow Riverside Park to the north of the site.
- Principal vehicular access to the site is from Glen Ellan Road, with an additional new secondary site entrance provided from Jugback Lane/Terrace. New pedestrian connections are provided to the site from Jugback Lane/Terrace, Glen Ellan Road and the proposed Broadmeadow Riverside Park extension to the north of the site. Further, a segregated pedestrian/cycle path is proposed along a central green spine, connecting Glen Ellan Road in the south with Broadmeadow Riverside Park extension in the north.
- Junction and road improvement works are proposed to the Glen Ellan road / Balheary Road junction and the R132 Dublin road /R125 Seatown West Roundabout. This will include widening of Balheary Road (South), upgrade works to cycle/pedestrian facilities and for the partial signalisation of R132/R125 junction.
- The application also contains proposals to upgrade existing Irish Water infrastructure including the construction of a stormwater storage tank proposed to be located on a corner site at the junction of Glen Ellan road and Balheary Road, and an overflow outfall gravity sewer along Balheary Road to the Broadmeadow River.
- All associated site development works above and below ground including hard and soft landscaping, roads/footpaths/cycle paths, play areas, public art, boundary treatments, lighting, SuDs, pumping station, EV charging points, green roofs, ESB substations and services to facilitate the development.
- As part of the proposed development, temporary permission (3 no. years) is sought for a single-storey Marketing Suite and associated signage (including hoarding) during the development construction stage.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Council Development Plan 2017. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

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

**Enclosed:**

Yes: [ X ] No: [ ]

Please refer to Site Location Map 1 and Site Location Map 2 prepared by MCORM Architects.

Note: To show full extent of application lands a 1:2500 scale map was required

	(Site Location Map 1). The main site is shown in 1:1000 for primary interest review (Site Location Map 2). This approach was agreed with the Strategic Housing Unit of An Bord Pleanála.
Please submit a layout plan of the proposed development, at appropriate scale.	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p> <p>Please refer to Site Plan Layout drawings prepared by MCORM Architects.</p>

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	11652
Meeting date(s):	10 January 2019
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-304421-19
Meeting date(s):	17th June 2019
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	

Details of correspondence with Department of Education and Skills, Irish Water, Inland Fisheries Ireland, Fingal Childcare Committee, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (*now c/o the Development Applications Unit, Department of Housing, Local Government and Heritage*) provided within Planning report by KPMG Future Analytics and where relevant in the Engineering Assessment report by Waterman Moylan and Biodiversity chapter of EIAR.

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 13 <sup>th</sup> April 2022	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		13 <sup>th</sup> April 2022
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [ X ] No: [ ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ] Please see enclosed EIAR
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.		<b>Enclosed:</b> Yes: [ X ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [ X ] No: [ ] The subject site falls within the catchment of

	the Malahide Estuary SAC (site code: 0205) and SPA (site code: 4025), although physically separated from it.
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ X ] No: [ ]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ X ] No: [ ] Please see enclosed NIS prepared by Openfield Ecology
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ X ] No: [ ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ X ] No: [ ] N/A: [ ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> <li>1 Irish Water</li> <li>2 The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs (<i>now c/o the Development Applications Unit, Department of Housing, Local Government and Heritage</i>)</li> <li>3 The Heritage Council</li> <li>4 An Taisce – the National Trust for Ireland</li> <li>5 Transport Infrastructure Ireland</li> <li>6 Fingal County Childcare Committee</li> <li>7 Inland Fisheries Ireland</li> <li>8 National Transport Authority</li> </ol>
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:	13/04/22
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [ ] No: [ X ]

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

## 12. Statements Enclosed with the Application Which:

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

<p>consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>N/A: [ ]</p> <p>Please refer KPMG Future Analytics Planning Report and Response to ABP Opinion enclosed</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><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>N/A: [ ]</p> <p>Please refer KPMG Future Analytics Planning Report and Response to ABP Opinion enclosed</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><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>Please refer KPMG Future Analytics Material Contravention Statement enclosed</p>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	8	517.6
2-bed	-	-
3-bed	99	11,499.00
4-bed	11	1,521.4
4+ bed	-	-
<b>Total</b>	<b>118</b>	<b>13,541.00</b>

<b>Apartments(including Duplexes)</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	-	-
1-bed	137	6923.34
2-bed	278	22,469.1
3-bed	88	9,967.1
4-bed	-	-
4+ bed	-	-
<b>Total</b>	<b>503</b>	<b>39,359.54</b>



<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>621</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>60,511.5sq.m.</b>

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Creche	506.5
Communal Residential Amenity(Gym, Meeting Room, Multi Purpose Room )	573.0

**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 <sup>2</sup> :	<b>1,079.5</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>61,591.00</b>
(d) Express 15(b) as a percentage of 15(c):	<b>1.75%</b>

**16. Strategic Housing Development Details:**

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

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer HQA by MCORM, Planning Report and Statement of Consistency by KPMG FA	
(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 Please refer Architects Urban and Architectural Design Statement by MCORM, Landscape Design Report & drawings by CSR, Car Parking and Mobility Mngt Plan by WM, Planning Report by KPMG FA	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with	X Please refer Architects	

surrounding land uses enclosed with the application?	Urban and Architectural Design Statement by MCORM	
(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 Please refer Utilities chapter within EIAR enclosed and Phasing Strategy Drawing by MCORM, Planning Report by KPMG FA	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If "Yes", enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?  If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X

<p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p>X</p> <p>Archaeological investigations showed no evidence of RMP DU011-080 identified within the site. More details are provided within the Archeology and Built Heritage chapter of EIAR enclosed</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>X</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>X</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</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>X</p> <p>Please refer to Planning Report by KPMG FA</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 <sup>2</sup> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>0 n/a</b>

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

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Agriculture
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	Proposed development is for construction of 621 dwelling units and associated uses
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]</p>	

## 19. Social Housing (Part V)

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

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): SuDs features proposed

**(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: [ X ] No: [ ]

Please refer to Engineering Assessment Report by Waterman Moylan

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

**Enclosed:**

Yes: [ X ] No: [ ]

Please refer to Engineering Assessment Report by Waterman Moylan

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

**Enclosed:**

Yes: [ X ] No: [ ]

Please refer to Engineering Assessment Report by Waterman Moylan

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

**Enclosed:**

Yes: [ X ] No: [ ]

Please refer to Engineering Assessment Report by Waterman Moylan

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

**Enclosed:**

Yes: [ X ] No: [ ]

Please refer to Engineering Assessment Report by Waterman Moylan



## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b> Yes: [X ] No: [ ]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ] Please see enclosed Car Parking and Mobility Management Plan by Waterman Moylan</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ] Please see enclosed Stage 1 Road Safety Audit</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>Enclosed – Please refer to Taking In Charge Plan (drawing) prepared by MCORM</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>Enclosed.</p>
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**24. Application Fee:**


(a) State fee payable for application:	<b>€80,000(Maximum)</b>
(b) Set out basis for calculation of fee:	<p>HA1A: €130 x 621 units = €80,730</p> <p>(HA1B: €7.2 x non resi area (1,079.5sq.m) = €7,772.4</p> <p>NIS =€10,000</p> <p>EIAR =€10,000)</p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>Please refer to Architects Urban and Architectural Design Statement enclosed.</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: (Applicant or Agent as appropriate)	 Stephen Purcell, Director and Co-Head, For and on behalf of KPMG Future Analytics
Date:	13/04/22

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Cairn Homes Properties Ltd.
<b>Surname:</b>	
<b>Address Line 1:</b>	7 Grand Canal
<b>Address Line 2:</b>	Grand Canal Street Lower,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 KW81
<b>E-mail address (if any):</b>	<a href="mailto:emma.flanagan@cairnhomes.com">emma.flanagan@cairnhomes.com</a>
<b>Primary Telephone Number:</b>	01 696 4600
<b>Other / Mobile Number (if any):</b>	+353 86 8263135

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Michael Stanley
<b>Company Registration Number (CRO):</b>	552325
<b>Contact Name:</b>	Emma Flanagan
<b>Primary Telephone Number:</b>	+353 1 696 4600
<b>Other / Mobile Number (if any):</b>	+353 86 0473773
<b>E-mail address:</b>	<a href="mailto:emma.flanagan@cairnhomes.com">emma.flanagan@cairnhomes.com</a>

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

<b>First Name:</b>	KPMG Future Analytics
<b>Surname:</b>	
<b>Address Line 1:</b>	1 Stokes Place
<b>Address Line 2:</b>	St. Stephen's Green
<b>Address Line 3:</b>	Dublin 2
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 DE03
<b>E-mail address (if any):</b>	<a href="mailto:stephen.purcell@kpmg.ie">stephen.purcell@kpmg.ie</a>
<b>Primary Telephone Number:</b>	+353 1 410 1000
<b>Other / Mobile Number (if any):</b>	+353 87 63 44 507

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

<b>First Name:</b>	Shane
<b>Surname:</b>	Walsh
<b>Address Line 1:</b>	McCrossan O'Rourke Manning Architects
<b>Address Line 2:</b>	No.1 Grantham Street, Saint Kevin's
<b>Address Line 3:</b>	Dublin 8
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D08 A49Y
<b>E-mail address (if any):</b>	<a href="mailto:SWalsh@mcorm.com">SWalsh@mcorm.com</a>
<b>Primary Telephone Number:</b>	01 4788700
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	Emma Flanagan
<b>Mobile Number:</b>	+353 86 0473773
<b>E-mail address:</b>	<a href="mailto:emma.flanagan@cairnhomes.com">emma.flanagan@cairnhomes.com</a>

**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](http://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](http://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.