

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

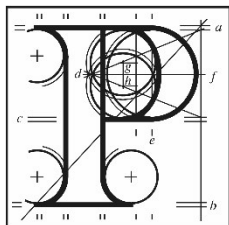
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Ballyhenry, Ashford, Co. Wicklow
Company Registration No:	665739

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

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

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Sylwia Allen
Firm/Company:	McCauley Daye O'Connell Architects

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:	Junction of Ravens Rock Road and Carmanhall Road
Address Line 2:	Sandyford
Address Line 3:	Dublin 18
Town/City:	Dublin
County:	Dublin
Eircode:	D18 X096 (fronting Ravens Rock Road) D18 TD39 (fronting Carmanhall Road)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3392-25 3392-20
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	0.7 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Residential A2 <i>"To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity"</i> .
Existing use(s) of the site and proposed use(s) of the site:	Existing: Light industry and office Proposed: Residential and creche

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The road side verges around the subject site is in the ownership of Dun Laoghaire Rathdown County Council. A letter of consent to the making of this application is enclosed.</p> <p>A letter of consent is also provided by Atlas GP Ltd. The application site shares a common boundary with the adjoining 'Avid' site which is in the ownership of Atlas GP Ltd.. A Masteplan for the 'Tack' and 'Avid' sites has been prepared by the two land owners to facilitate a co-ordinated approach to development of the two properties.</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Sandyford Environmental Construction Ltd. Ballyhenry House, Ballyhenry, Ashford, Co. Wicklow		
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: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
PA Reg Ref D05A/0566	<p><i>"The construction of 16,766 sq.m gross floor area; comprising of 609 sq.m retail/commercial floor area at ground floor in 3 units, a 210 sq.m gym/private health club and 15,947 sq.m of residential development comprising 182 apartments up to 12 storeys over ground floor, 214 car parking spaces and 182 bicycle parking spaces, across two basement levels with vehicular access from Ravens Rock Road</i></p> <p>Please see Planning report for older planning permissions on the site</p>	Grant 5/9/2005
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
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: [X] No: []

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Adjoining site – Former ‘Avid’ site, Junction of Carmanhall Road and Blackthorn Road

ABP Ref. 312265-21

Pre-Application Consultation in respect of Proposed Development of 336 no. Build to Rent Apartments and associated site works at former Avid Technology Site, Carmanhall Road, Sandyford Industrial Estate, Dublin 18.

An Bord Pleanála issued a Notice to convene a Pre-Application Consultation meeting on 27th April 2022.

ABP-310104-21

Construction of a Build-To-Rent residential development within a new part six, part eight, part nine, part eleven storey rising to a landmark seventeen storey over basement level apartment building (40,814sq.m) comprising 428 no. apartments (41 no. studio, 285 no. one-bedroom, 94 no. two-bedroom & 8 no. three-bedroom units) of which 413 no. apartments have access to private amenity space, in the form of a balcony or lawn/terrace, and 15 no. apartments have access to a shared private roof terrace (142sq.m) at ninth floor level.

Refuse Permission on 12 August 2021

ABP 303467-19

Construction of a student accommodation development with an overall gross floor area of 25,459 square metres in one number seven to nine number storey block. The development will include: 17 number two-bed units; one number three-bed unit; eight number four-bed units; 42 number five-bed units; 21 number six-bed units; 35 number seven-bed units; and seven number eight-bed units, providing a total of 817 number bed spaces. Ancillary student support facilities are also proposed, including: an entrance/reception (101 square metres); management office (55 square metres); and gym (297 square metres) located at ground floor level, and 21 number communal spaces (internal), including movie room, study and hang-out spaces (comprising a total of 842 square metres) across all levels of the building; (ii) The provision of two number commercial units fronting Blackthorn Road - a café/lounge (119 square metres) and a laundrette (85 square metres) at ground floor level fronting Blackthorn Road

Grant permission on 30 April 2019

Reg. Ref. No. D16A/0158

The development will consist of the demolition of the existing two-storey warehouse/production building with ancillary offices on the site (approximately 3,890 sq.m. (gross internal) and the construction of a 5 to 8 storey mixed use development in two blocks comprising: 1) 147 no. apartments (29 no. one bedroom, 102 no. two bedroom; and 16 no. three bedroom (including 5 no. duplex units); 2) a 216 sq.m. crèche; 46 sq.m. gymnasium; 93 sq.m. media suite; and

141 sq.m. cafe at ground level fronting onto Blackthorn Road; 3) a single level undercroft providing 151 no. car parking spaces, 158 no. bicycle parking spaces, service and plant areas, waste management areas and storage areas; 4) the construction of a new vehicular entrance from Carmanhall Road and a fire tender/cycle access from Blackthorn Road; 5) the provision of an internal landscaped courtyard; 6) and all other associated works including the provision of 32 no. surface bicycle parking spaces and the relocation of the existing pedestrian crossing on Carmanhall Road required to facilitate the proposed development.

Grant permission on 29 July 2016

31 and 31a Ravens Rock Road, Sandyford (www.ravensrockroadshd.ie)

SHD Planning Application lodged at site opposite the subject site on Ravens Rock Road on 4th April 2022. ABP Reference Number ABP Ref. TA06D.313209

Construction of a built-to-rent residential development comprising 101 no. apartments including internal and external amenity space, car and bicycle parking, public open space, site wide landscaping and all associated services and infrastructure required to facilitate the development.

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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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"/>]
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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 consist of **207 Build to Rent** residential apartment units within 3 no. apartment blocks and as follows:

- 48 No. Studio
 - 103 No. 1 bed
 - 55 No. 2 bed
 - 1 No. 3 bed
-
- All residential units provided with private balconies/terraces to the north/south/east and west elevations
 - Crèche 306 sqm
 - Residential amenity spaces 415 sqm
 - Height ranging from 6 to 10 storeys (over basement)
 - A public pocket park on the corner of Carmanhall Road and Ravens Rock Road and landscaped communal space in the central courtyard
 - Provision of a new vehicular entrance from Ravens Rock Road and egress to Carmanhall Road
 - Provision of pedestrian and cycle connections
 - Demolition of two light industry/office structures (total 1,613.49 sqm)
 - 79 parking spaces and 288 cycle spaces at ground floor/undercroft and basement car park levels
 - Plant and telecoms mitigation structures at roof level

The development also includes 2 no. ESB substations, lighting, plant, storage, site drainage works and all ancillary site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan.

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

Enclosed:

Yes: [x] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

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

Planning Authority reference number:

PAC/SHD/474/18

Meeting date(s):

24/7/2020
19/10/2020

(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-308186-20

Meeting date(s):

17th December 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:

Irish Water
Parks Department - Dún Laoghaire-Rathdown County Council
Housing Department - Dún Laoghaire-Rathdown County Council

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 13/4/22	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		13/4/22
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [X] No: [] A sub-threshold EIAR has been prepared for the proposed development
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [X] No: [] A sub-threshold EIAR has been prepared for the proposed development

Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [X] No: []
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [] No: [X]
(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:	1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. The relevant Childcare Committee
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	14 th April 2022 *Electronic Copy Only as per Guidance from Prescribed Bodies
(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: [X]</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<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>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [X] No: []</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: [X] N/A</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</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: [X] No: [] N/A: []</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: [X] No: [] N/A: []</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: []</p>
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	
2-bed	0	
3-bed	0	
4-bed	0	
4+ bed	0	
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	48	1,990.69
1-bed	103	5,195.61
2-bed	55	4,510.25
3-bed	1	119.6
4-bed	0	N/A
4+ bed	0	N/A
Total	207	11,816.15

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

(b) State total number of residential units in proposed development:	207
(c) State cumulative gross floor space of residential accommodation, in m ² :	11,816.15 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
Childcare facilities (67 no. of childcare spaces)	306
Residential amenity spaces (including Library, Residents Lounge, Play Area and Co-working Space)	415
Plant	563
Bin Store	123.2
Stores	68.2
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 :	1,475.40
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	13,291
(d) Express 15(b) as a percentage of 15(c):	11.1%

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?	✓	
(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?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(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?	✓	
(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.		✓
(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.	✓	
(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.		✓
(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.		
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓ (Included in response to opinion)</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 :	1,613.49 sq.m.
State gross floor space of any proposed demolition, in m ² :	1,613.49 sq.m.
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 :	16,725 sq.m.

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

(a) State existing use of land or structure:	Light industrial and office
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	Residential with ancillary services and childcare facility
(d) State nature and extent of any such proposed use(s):	Residential – Apartment units 11816 sq.m Childcare - 306 sq.m Residential amenity spaces – 415 sq.m.
(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: Enclosed: Yes: [X] No: [] N/A: []	

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>	X	
<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>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	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: [X]

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

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

Enclosed:

Yes: [X] No: []

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

Enclosed:

Yes: [X] No: []

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

Enclosed:

Yes: [X] No: []

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

Enclosed:

Yes: [X] No: []

(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: []

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [X] No: []
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [] No: [X]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

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

24. Application Fee:


(a) State fee payable for application:	€39,113
(b) Set out basis for calculation of fee:	Residential units: €130 * 207 =€26910 Creche: €7.2 * 306 sq.m = €2203.3 EIAR <u>€10,000</u> Total: €39,113.2 Rounded down to €39,113
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: [] Payment made by EFT

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie	Enclosed: Yes: [X] No: []
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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)	
Date:	14/4/22

26. Contact Details- Not to be Published

Applicant(s):

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

Where the Applicant(s) is a Company:

Name(s) of Company	Joe O'Connell
Director(s):	
Company Registration Number (CRO):	665739
Contact Name:	Joe O'Connell
Primary Telephone Number:	0872267726
Other / Mobile Number (if any):	
E-mail address:	joe@uigroup.ie

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

First Name:	Richard
Surname:	Hamilton
Address Line 1:	20 Fitzwilliam Place
Address Line 2:	Dublin 2
Address Line 3:	
Town / City:	
County:	Dublin
Country:	Ireland
Eircode:	D02YV58
E-mail address (if any):	rhamilton@mdb.ie
Primary Telephone Number:	016762954
Other / Mobile Number (if any):	0868585401

Person responsible for preparation of maps, plans and drawings:

First Name:	Sylwia
Surname:	Allen
Address Line 1:	11 Merrion Square
Address Line 2:	Dublin 2
Address Line 3:	
Town / City:	Dublin
County:	
Country:	Ireland
Eircode:	D02 P962
E-mail address (if any):	sallen@mdo.ie
Primary Telephone Number:	+353 (0)1 400 4171
Other / Mobile Number (if any):	086 033 1485

Contact for arranging entry on site, if required:

Name:	Richard Hamilton
Mobile Number:	0868585401
E-mail address:	rhamilton@mdb.ie

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.