

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

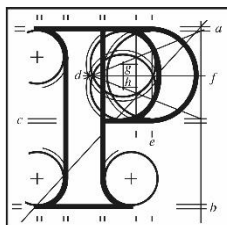
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Alanna Homes (Registered Business Name of Garlandbrook Limited) and Alcove Ireland Four Ltd.
--------------------	---

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Alanna Homes 4 The Mall Lower Main Street Lucan Co. Dublin
Company Registration No:	585070
Registered Address of Company:	Alcove Ireland Four Ltd. Charter House 5 Pembroke Row Dublin 2
Company Registration No:	550504

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

Name:	Màiri Henderson, McCutcheon Halley Planning Consultants
-------	--

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:	Greg Davey
Firm/Company:	Delphi Architecture + Planning
Name:	Andrew Murphy
Firm/Company:	C+W O’Brien Architects
Name:	Paolo Trolese
Firm/Company:	CDP Architecture

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal County Council
--	------------------------------

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:	Barberstown, Barnhill and Passifyoucan
Address Line 2:	Clonsilla
Address Line 3:	
Town/City:	Dublin

County:	Dublin		
Eircode:	D15		
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map Sheets: 1:2500, 3128-D X, Y = 703179,6508,738541.7698 X, Y = 703489,2139,738352.5924		
<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 IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>			
Area of site to which the application relates in hectares:			29.6 ha
Site zoning in current Development Plan or Local Area Plan for the area:		RA: Provide for new residential communities, subject to the provision of the necessary social and physical infrastructure.	
Existing use(s) of the site and proposed use(s) of the site:		Existing use is predominantly agricultural. Proposed use is for residential, with ancillary commercial and community uses.	

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
The application site consists of lands in the ownership of: <ul style="list-style-type: none"> ▪ Dragonglen Limited ▪ Lands owned jointly by Dragonglen Ltd. and Alcove Ireland Four Ltd. ▪ Lands under the control of Fingal County Council - Barberstown Lane North, the section of Barberstown Lane South and the section of the R149 are public roads. 			

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Dragonglen Limited 13-18 City Quay Dublin 2</p> <p>Alcove Ireland Four Ltd. Charter House, 5 Pembroke Row, Dublin 2</p> <p>Fingal County Council County Hall, Main Street, Swords, Co. Dublin K67 X8Y2</p>
<p>Does the applicant own or control adjoining, abutting or adjacent lands?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>Refer to drawing ref. PLA-09 for further details.</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>	
<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>		
<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>Reg. Ref. No. / An Bord Pleanála Ref. No.</p>	<p>Nature of Proposed Development</p>	<p>Final Decision by Planning Authority / An Bord Pleanála</p>
<p>F07A/0842</p>	<p>Diversion of Corduff-Ryebrook 110kV double circuit transmission line</p>	<p>04-Oct-07</p>
<p>F07A/0118</p>	<p>Foul sewage pumping station and adjoining underground storage tanks</p>	<p>09-Aug-07</p>

F07A/1623	Temporary station access road, linking Barnhill Road to the Old Navan Railway at the proposed location of the Hansfield Train Station.	24-Jun-2008
F08A/0487	Temporary pedestrian steps, wheelchair accessible ramps, cycle stands, public lighting, embankments and all associated development and infrastructural works to link the proposed temporary station access road (currently under separate application reg. ref. F07A/1623) to the proposed train station and integrated pedestrian overbridge.	16-Jul-2008
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.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
There have been no residential planning applications within the subject site. However, applications of note in the surrounding area include applications in relation to the Hansfield Strategic Development Zone (SDZ), located to the north of the site.		
Is the applicant aware of the site ever having been flooded?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
* Refer to Section 3.1.2 of Flood Risk Assessment, prepared by McCloy Consulting for further details.		
If the answer is "Yes" above, please give details e.g. year, extent:		
N/A – Refer to Flood Risk Assessment by McCloy Consulting for further details.		
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:

N/A

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.

Alanna Homes (Registered Business Name of Garlandbrook Limited) and Alcove Ireland Four Ltd., intend to apply to An Bord Pleanála for a 10 year planning permission for a strategic housing development within the townlands of Barberstown, Barnhill and Passifyoucan, Clonsilla, Dublin 15.

The development will consist of:

- (a) the demolition of the existing vacant industrial / agricultural buildings;**
- (b) the construction of 1,243 residential units comprising:**
 - 322 dwelling houses comprising a mix of 3- and 4- bedroom detached, semi-detached and terraced units ranging in height from two to three storeys.
 - 117 duplex units comprising a mix of 1-, 2- and 3- bedroom units arranged in two to three storey terraced and detached buildings;
 - 804 apartments comprising a mix of 1-, 2-, 3- and 4- bedroom units arranged in twenty four apartment blocks and three terraced buildings ranging in height from two to twelve storeys:
- (c) The construction of commercial and community facilities including one creche; one medical centre; one café; one convenience retail unit; five retail / retail service units; a community centre; and an Office Hub and all ancillary signage.**
- (d) Land set aside for a primary school to accommodate a minimum of 16 classrooms;**
- (e) Provision of four new vehicular accesses with two from the Part 8 approved Barberstown Lane South Upgrade and two from the R149; the provision for creation of a pedestrian and cycling priority route along Barberstown Lane North, the provision of a pedestrian access plaza from the site to the Hansfield train station to the north; and provision for a pedestrian connection to the future Royal Canal Greenway;**
- (f) The provision of landscaping and amenity areas to include neighbourhood playgrounds; pocket parks with play areas; and park comprising a multi-use games area (MUGA), large field, playing pitch; skateboard park; play areas; and amenity trails;**
- (g) Proposed underground diversion of a section of 10/20kV ESB overhead power line traversing through the northern part of the site and the retirement of its ancillary poles;**

<p>(h) All associated infrastructure and ancillary site development works to include the construction of five double electrical substations and six unit electrical substations; construction of foul pumping station and ancillary kiosks; drainage and services connections; internal roads; pedestrian footpaths, pedestrian bridges and cycle lanes, public lighting, utilities, landscaping and boundary treatments, bicycle and car parking including basement and under-croft parking, and bin storage.</p> <p>An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p>No reference number provided.</p>
<p>Meeting date(s):</p>	<p>05th October 2021</p>
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p>ABP-312005-21</p>
<p>Meeting date(s):</p>	<p>23rd March 2022</p>

(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:

In accordance with section 8(1)(b) of the Act of 2016 and in accordance with the Board’s Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. Nation Transport Authority
4. Irish Rail
5. Commission for Railway Regulation
6. Waterways Ireland
7. Minister of Housing, Local Government and Heritage
8. Heritage Council
9. An Taisce
10. Department of Education and Skills
11. Coras Iompair Eireann
12. Fingal Childcare Committee
13. Meath County Council
14. Kildare County Council

For details of public consultation, please also refer to:

- Public consultation summary in Planning Report
- Chapter 1 Introduction to EIAR in Volume II of the Environmental Impact Assessment Report
- Copy of consultation responses at Appendix 1.1 in Volume III of the Environmental Impact Assessment Report

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Irish Examiner 20th July 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:	20th July 2022
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Please note that 15 no. site notices are provided and have been shown on the site location maps and site layout plans.</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input 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. Nation Transport Authority 4. Irish Rail

	<p>5. Commission for Railway Regulation 6. Waterways Ireland 7. Minister of Housing, Local Government and Heritage 8. Heritage Council 9. An Taisce 10. Department of Education and Skills 11. Coras Iompair Eireann 12. Fingal Childcare Committee 13. Meath County Council 14. Kildare County Council</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>20th July 2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format? N/A</p>	<p>Yes: [] No: []</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] *Please refer to accompanying Statement of Consistency prepared by McCutcheon Halley</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] *Please refer to accompanying Statement of Consistency prepared by McCutcheon Halley</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] *Please refer to accompanying Statement of Consistency prepared by McCutcheon Halley</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</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

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.	N/A: [] *Please refer to accompanying Response to ABP Opinion prepared by McCutcheon Halley
(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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [] N/A: [] *Please refer to accompanying Cover Letter and Response to ABP Opinion prepared by McCutcheon Halley

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [] *Please refer to accompanying Material Contravention Statement prepared by McCutcheon Halley
--	--

14. Proposed Residential Development:

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

Houses / Duplex Units		
Unit Type	No. of Units	Gross floor space in m²
1-bed	5	296
2-bed	20	1,736
3-bed	378	43,617
4-bed	36	4,989
4+ bed	N/A	N/A
Total	439	50,638

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	148	7,610
2-bed	589	46,396
3-bed	63	6,521
4-bed	4	594
4+ bed	N/A	N/A
Total	804	61,121

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

(b) State total number of residential units in proposed development:	1,243
(c) State cumulative gross floor space of residential accommodation, in m ² :	111,759

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	942
Medical Centre	344
Convenience Retail Unit	370
Commercial Units 1 & 2 & 3 (127 m² each)	381
Commercial Unit 4	62
Commercial Unit 5	57
Café	158
Community Space	359
Office Hub	501
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 :	3,174
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	114,933
(d) Express 15(b) as a percentage of 15(c):	2.76%

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.		✓

<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(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>✓ *Please refer to accompanying Cover Letter and Response to ABP Opinion</p>	

If "Yes", give details of the specified information accompanying this application.	prepared by McCutcheon Halley	
--	-------------------------------------	--

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 :	3,134
State gross floor space of any proposed demolition, in m ² :	3,134
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	114,933

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

(a) State existing use of land or structure:	Existing use is predominantly agricultural.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Agricultural
(c) State proposed use(s):	Proposed use is for residential, with ancillary commercial and community uses.
(d) State nature and extent of any such proposed use(s):	Proposed use is for residential, with ancillary commercial and community uses – Refer to Schedule of Areas and Accommodation
<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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	✓ *Please refer to Part V Proposal submitted with this application	
<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>	✓ *Please refer to Part V Costs submitted with this application	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓ *Please refer to Part V Overall Site Layout PLA-12 submitted with this application	

(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.	N/A	
---	------------	--

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p> <p>*Refer to Engineering Report by CSEA for further details</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>*Refer to Engineering Report by CSEA for further details</p> <p>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:</p>

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

***Refer to Engineering Report by CSEA for further details**

(D) Irish Water Requirements:

Please submit the following information:

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

Enclosed:

Yes: No:

***Please refer to letter from Irish Water confirming that the submitted designs are in accordance with the Irish Water Standard Details and codes of practice.**

Please refer to Engineering Report prepared by CSEA by for further details

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

Enclosed:

Yes: No:

***Please refer to Confirmation of Feasibility Letter from Irish Water**

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

Enclosed:

Yes: No:

***Please refer to Letter from Irish Water confirming that the designs submitted by CSEA are in accordance with the Irish Water Standard Details and codes of practice.**

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

21. Traffic and Transportation

(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] *Refer to Traffic & Transport Assessment prepared by CSEA
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] *Refer to Mobility Strategy prepared by CSEA
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] *Refer to Stage 1 Road Safety Audit prepared by PMCE

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>*Please refer to Taking In Charge Layout (Drawing Ref. no. 21154_LP_G_TCL) prepared by Gannon + Associates</p>	

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.

***Please refer to Cover Letter prepared by McCutcheon Halley**

24. Application Fee:

(a) State fee payable for application:	€80,000.00
(b) Set out basis for calculation of fee:	<p>HA1A: 1,243 X €130 = €161,590</p> <p>HA1B: 3,174 X €7.20 = €22,852.80</p> <p>HA2: €10,000</p> <p>HA3: €10,000</p> <p>Total Fee (if no maximum) = €204,442.80</p> <p>Note: The total fee cannot be more than €80,000 for HA1A, HA1B, HA1C, HA2, or HA3 together.</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

25. Universal Design:

<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 www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*Please refer to Universal Design Report prepared by Delphi Architecture + Planning</p>
---	--

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)	<i>Mairi Henderson</i>
Date:	20th July 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Alanna Homes (Registered Business Name of Garlandbrook Limited)
Surname:	N/A
Address Line 1:	4 The Mall
Address Line 2:	Lower Main Street
Address Line 3:	
Town / City:	Lucan
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	Thomas.Freeman@alannahomes.ie
Primary Telephone Number:	01 5055 400
Other / Mobile Number (if any):	N/A

First Name:	Alcove Ireland Four Ltd.
Surname:	N/A
Address Line 1:	Charter House
Address Line 2:	5 Pembroke Row
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	Eoin@mcgarrellreilly.ie
Primary Telephone Number:	01 4161 303
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	John O'Shea and William McGreal [Alanna Homes (Registered Business Name of Garlandbrook Limited)]
Company Registration Number (CRO):	585070
Contact Name:	Thomas Freeman
Primary Telephone Number:	01 5055 400
Other / Mobile Number (if any):	
E-mail address:	Thomas.Freeman@alannahomes.ie

Name(s) of Company Director(s):	Deirdre Reilly, Raymond Reilly, Sean Reilly and Sharon Reilly (Alcove Ireland Four Ltd.)
Company Registration Number (CRO):	550504
Contact Name:	Eoin Deffely
Primary Telephone Number:	01 4161 303
Other / Mobile Number (if any):	
E-mail address:	<u>Eoin@mcgarrellreilly.ie</u>

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

First Name:	Màiri
Surname:	Henderson
Address Line 1:	McCutcheon Halley Planning Consultants
Address Line 2:	6 Joyce House
Address Line 3:	Barrack Square
Town / City:	Ballincollig
County:	Cork
Country:	Ireland
Eircode:	P31 YX97
E-mail address (if any):	<u>MHenderson@mhplanning.ie</u>
Primary Telephone Number:	021 4208 710
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Greg
Surname:	Davey
Address Line 1:	Delphi Architecture + Planning
Address Line 2:	13 Seapoint Building
Address Line 3:	44/45 Clontarf Road
Town / City:	Dublin 3
County:	Dublin
Country:	Ireland
Eircode:	D03 A0H3
E-mail address (if any):	<u>greg@davey-smith.com</u>
Primary Telephone Number:	01 244 7638
Other / Mobile Number (if any):	

First Name:	Andrew
Surname:	Murphy
Address Line 1:	C+W O'Brien Architects
Address Line 2:	1 Sarsfield Quay
Address Line 3:	
Town / City:	Dublin 7
County:	Dublin
Country:	Ireland
Eircode:	D07 R9FH
E-mail address (if any):	amurphy@cwoarchitects.ie
Primary Telephone Number:	01 518 0170
Other / Mobile Number (if any):	

First Name:	Paolo
Surname:	Trolese
Address Line 1:	CDP Architecture
Address Line 2:	4 The Mall
Address Line 3:	Main Street
Town / City:	Lucan
County:	Dublin
Country:	Ireland
Eircode:	K78 V9R6
E-mail address (if any):	paolot@cdparchitecture.ie
Primary Telephone Number:	01 621 4498
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Thomas Freeman
Mobile Number:	01 5055 400
E-mail address:	Thomas.Freeman@alannahomes.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.