

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

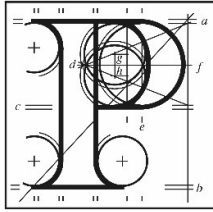
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	70 Sir John Rogerson's Quay Dublin 2
Company Registration No:	C172580

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

Name:	McCutcheon Halley Chartered 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:	Brian Feely
Firm/Company:	Henry J. Lyons Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City 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:	<p>Former Bailey Gibson Site, 326-328 South Circular Road, part of the former Player Wills Site, and Dublin City Council land (formerly Boys Brigade site and part of St. Teresa's Gardens).</p> <ul style="list-style-type: none">i. the Bailey Gibson site (1.53ha), 326-328 South Circular Road, Dublin 8, owned by the Applicant and where it is proposed to develop inter-alia blocks BG1-BG5;ii. part of the Player Wills site (0.69ha), South Circular Road, Dublin 8, owned by the Applicant which is included to facilitate the development of part of the proposed public park and drainage works;iii. Dublin City Council (DCC) owned lands (2.83ha) (the Boys Brigade pitch and part of St. Teresa's Gardens, Dublin 8) to the east and northeast of the Bailey Gibson site where it is proposed to develop a multi-purpose play pitch, a public park, a playground and a new street network; and,iv. The balance (0.45ha) of the application area is to facilitate connections to municipal services and improvement works to public roads and footpaths at Rehoboth Place, Rehoboth Avenue, South Circular Road and Donore Avenue, Dublin 8.
Address Line 2:	Rehoboth Place, Rehoboth Avenue, South Circular Road and Donore Avenue, Dublin 8.
Address Line 3:	N/A

Town/City:	Dublin 8	
County:	Dublin	
Eircode:	N/A	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM Centre Point Coordinates: 714026.0, 732872.0	
<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> <p>Drawing no. PL0005 in dwg. format is included in the softcopy that accompanies this application.</p>		
Area of site to which the application relates in hectares:	5.5	ha
Site zoning in current Development Plan or Local Area Plan for the area:	<ul style="list-style-type: none"> • Z1 - Sustainable Residential Neighbourhoods - <i>To protect, provide and improve residential amenities.</i> • Z2 - Sustainable Residential Neighbourhood - <i>To protect and/or improve the amenities of residential conservation areas.</i> • Z4 - District Centre - <i>to provide for and improve mixed-services facilities; and</i> • Z14 - Strategic Development and Regeneration Areas - <i>to seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and 'Z6' would be the predominant uses. The purpose of the Z6 zoning is 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.'</i> 	
Existing use(s) of the site and proposed use(s) of the site:	<p>Current: Vacant Industrial (Former Bailey Gibson and part of Former Player Wills) and undeveloped land (Dublin City Council & St. Teresa's Church)</p>	

	Proposed: mixed use Strategic Housing Development including commercial and amenity use,
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Please note the application area is 5.5 hectares, including the Bailey Gibson site (1.53ha), a portion of the Player Wills site (0.69ha) both sites are owned by the applicant.</p> <p>Dublin City Council owned lands (2.83ha) (the Boys Brigade pitch and part of St. Teresa's Gardens) and the balance (0.45ha) to facilitate connections municipal services and improvement works to public roads and footpaths at Rehoboth Place, Rehoboth Avenue, South Circular Road and Donor Avenue. Portion(s) of the lands are in the charge of Dublin City Council.</p> <p>A Letter of Consent from Dublin City Council is included with this application.</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.	<ol style="list-style-type: none"> 1. CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund, 70 Sir John Rogersons Quay, Dublin 2. 2. Dublin City Council, Civic Offices, Wood Quay, Dublin 8. 		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [✓] No: []		
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>The full extent of the former Player Wills Factory site to the east of the subject site is also in the ownership of the Applicant. HJL Drawing PL-0001 identifies all lands owned by the Applicant.</p>			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP. Ref. 307221-20	Demolition of all structures, construction of 416 no. residential units (4 no. houses, 412 no. apartments) and associated site works at the Former Bailey Gibson site.	Grant Permission with conditions.
DCC Reg. Ref. 2475/18	Extant Part 8 permission that permits inter alia the demolition of the remaining apartment blocks within the St. Teresa’s flat complex.	Grant Permission.
ABP Ref. 221717 (Reg. Ref. 4423/06)	Construction of a mixed-use development comprising 270 no. residential units, 9 no. office units, 5 no. commercial/retail units, medical centre, leisure centre and all ancillary site works including the creation of new public streets and a square with associated hard and soft landscaping and public lighting, all ancillary site works, landscaping, substations and services. The development site measured circa 1.53 hectares in area. The development included the demolition of all industrial, warehouse and office buildings on the site.	Grant Permission with revised conditions.
ABP Ref. 3089.17	Demolition of all buildings excluding the original fabric of the former Player Wills Factory, construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation along, creche and associated site works	Grant Permission.
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"/>]

<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: N/A</p>	
<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?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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>ABP Ref. 308917-20 - Demolition of all buildings excluding the original fabric of the former Player Wills Factory, construction of 492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation along, creche and associated site works. – Granted by An Bord Pleanála with Conditions.</p>	
<p>Is the applicant aware of the site ever having been flooded?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please give details e.g. year, extent: N/A</p>	
<p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please give details: Site was occupied until recently by an architectural salvage yard.</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.

The Development Description is as follows:

i. the demolition of buildings and structures on the Bailey Gibson site, including 9 no. buildings (11,234.42 sq.m GFA) and 1 no. ESB substation (21sq.m) to make way for development of the proposed residential blocks. The demolition of the 2 existing structures on the St. Teresa's Garden site has been permitted under the extant DCC Part 8 planning permission (Reg.Ref: 2475/18);

ii. the construction of 345 no. residential units with a cumulative gross floor area of 25,521 sq.m distributed across 5 blocks (BG 1-5) all contained within the Bailey Gibson site, comprising; (a) BG1 (Build to Rent), ranging in height from 2-7 storeys incorporating 151 units comprised of 28 studios, 108 no. 1-bed, 10 no. 2-bed and 5 no. 3-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (b) BG2 (Build to Rent), ranging in height from 2-7 storeys, incorporating 89 units comprised of 44 no. 1-bed and 45 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (c) BG3 (Build to Rent), ranging from 3-5 storeys, incorporating 52 units comprised of 5 no. studios, 30 no. 1-bed and 17 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (d) In BG4 (Build to Sell), ranging from 3-4 storeys in height, incorporating 49 units comprised of 15 no. 1 bed and 34 no. 2 bed units all with private amenity space in the form of balconies and ground floor terraces. (e) BG5 (Build to Sell), 3 storeys in height, incorporating 4 no. 4-bedroom townhouses all with private amenity space in the form of back gardens and 1 no. on curtilage car parking space per dwelling;

iii. the construction of resident support facilities, services and amenities with a cumulative gross floor area of 1,189 sq.m comprising; (a) In BG1, a lobby/concierge office (104 sq.m at ground floor level) and recycling/waste areas (combined 47 sq.m); (b) In BG2, a gymnasium (262 sq.m), a lobby/concierge (111 sq.m) combined marketing/coworking space (96 sq.m) and a communal kitchen/living area including circulation (262 sq.m), residents lounge (29 sq.m), storage (175 sq.m) and a recycling/waste area (65 sq.m); and, (c) In BG3, a lobby (22 sq.m) and a recycling/waste area (16 sq.m).

- iv. 2,526 sq.m of communal open space distributed as follows; in BG1, (775 sq.m); in BG3, (527 sq.m); and in BG4, (315 sq.m) all in the form of courtyards with a podium level terrace included in BG2 (909 sq.m);
- v. 21,746 sq.m of public open space distributed as follows; (a) A multi-purpose play pitch within DCC lands to the northeast of the application area (12,344 sq.m); (b) A public boulevard, 'St. Teresa's Boulevard', to the south of the proposed pitch (2,645 sq.m); (a) A public park, incorporating a playground 'St. Teresa's Playground' and surrounding amenity space to the north of the proposed pitch (2,155 sq.m); (b) A public park ('Players Park') to the east of the Bailey Gibson site (4,182 sq.m); and, (c) A public plaza ('Rehoboth Plaza') at the entrance to the Bailey Gibson site (420 sq.m);
- vi. the construction of a childcare facility in BG1 with a gross floor area of 347 sq.m and play areas, combined 84.8 sq.m;
- vii. the construction of a combined 773 sq.m of commercial floorspace as follows; (a) in BG1, 2 commercial units (82 sq.m and 240 sq.m respectively) to facilitate a range of uses including Class 1 (shop), Class 2 (financial/professional services), Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall); (b) in BG2, 163 sq.m of commercial floorspace to facilitate a restaurant/café/bar at ground level and at basement level 288 sq.m of bulky item storage for tenants;
- viii. the provision of 88 residents car parking spaces at basement level including 10 disabled parking spaces and 36 spaces fitted with electric charging points. 12 motorcycle spaces will also be provided at basement level.
- ix. the provision of 11 resident's car parking spaces at podium level, including 1 disabled parking space and 10 reserved for a car sharing scheme, 'Go Car' or similar;
- x. 15 on street visitor car parking spaces (4 of which will be reserved for a car sharing scheme, 'Go Car' or similar), including 2 disabled parking spaces, together with 3 set down parking spaces for taxis and crèche drop offs and a loading bay to service the commercial units.
- xi. 33 on-street parking spaces for visitors to serve the playing pitch, being 4 spaces on Donore Avenue (including 2 disabled parking spaces), 20 spaces on Margaret Kennedy Road and 9 spaces provided along the proposed Western Connection Road west of the proposed playing pitch. The provision of a coach set down/visitor drop off on Donore Avenue adjacent to the pitch.
- xii. 468 long-stay bicycle parking spaces for residents and commercial units, comprising 207 spaces at basement level and 257 spaces distributed across 2 bicycle sheds, one located adjacent to BG1 (133 sq.m) and the other at ground floor within BG4 (47sq.m). 4 cargo bicycle parking spaces are provided at podium level for residents.
- xiii. 316 short-stay (visitor) bicycle parking spaces including 16 spaces for cargo bicycles, all at surface level.
- xiv. vehicular access will be from Rehoboth Place and vehicular exit will be via the existing access on South Circular Road. Provision of 4 pedestrian access

points; 1 from the South Circular Road; 1 from Rehoboth Place 1 from Rehoboth Avenue and 1 from Donore Avenue. Within the site a network of new streets including a pedestrian and cycle link connecting the proposed multi-sport playing pitch with the wider development area is proposed. A new road is proposed south of the 'Players Park' to provide connectivity between the Bailey Gibson and Player Wills sites. The provision of a new road "Western Connection Road" from Margaret Kennedy Road along the western side of the Multi-Sports Playing Pitch;

xv. on South Circular Road, removal of existing uncontrolled pedestrian crossing, and provision of a new signalised pedestrian crossing. Improvement to the footpath provision along South Circular Road opposite Rehoboth Place entry;

xvi. replacement and realignment of footpaths to provide for improved pedestrian conditions along the western section of Donore Avenue. The installation of 1 controlled crossing and 1 uncontrolled crossing on Donore Avenue. The removal of 30 on-street car parking spaces on Donore Avenue adjacent the multi-purpose playing pitch (replacement with 33 spaces – see point xi.);

xvii. on Rehoboth Avenue replacement of existing surface treatment to provide for a shared surface (home zone) environment.

xviii. partial realignment and widening of Rehoboth Place to provide a new carriageway width of 5m, and minimum footpath widths of 2m on both sides of the street including the removal of 3 on-street car parking spaces.

xix. all ancillary site development works including plant, meter rooms, rooftop solar photovoltaics, landscaping, boundary treatment and lighting.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p>Please see Site Location Plan (Drawing. No. PL-0002, PL-0003 & PL-0004) submitted at a scale as indicated on A1.</p>	<p>Enclosed:</p> <p>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>Please see Site Layout Plan (Drawing. No. PL-0005, PL-0006 & PL-0007) submitted at a scale as indicated at A1.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

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:

<p>Planning Authority reference number:</p>	<p>12th August 2021 Dublin City Council: Mary Conway. (Unknown reference number)</p> <p>Attendees:</p> <ul style="list-style-type: none"> • Claire Pomroy (RC) – Hines • Jim Keogan (JK) – MH Planning <p>15th September 2021 Dublin City Council: Rhona Naughton and Carol Smyth. (Unknown reference number)</p> <p>Attendees:</p> <ul style="list-style-type: none"> • Ryan Crossman (RC) - Hines • Claire Pomroy (RC) - Hines • Jim Keogan (JK) - MH Planning • Paula Galvin (PG) – MH Planning • Brian Feeley (BF) - HJL Architects • Roisin Collins (RC) - HJL Architects • Andrew Archer (AA) - Systra <p>6th April 2021. (Unknown reference number)</p>
<p>Meeting date(s):</p>	<p>12th August 2021, 15th September 2021 & 6th April 2022.</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-311959-21</p> <p>Representing ABP:</p> <ul style="list-style-type: none"> • Tom Rabbette, Assistant Director of Planning • Conor McGrath, Senior Planning Inspector • Ashling Doherty, Executive Officer <p>Representing Prospective Applicant:</p> <ul style="list-style-type: none"> • Paula Galvin, MH Planning • Claire Pomroy, Hines • Kayleigh Sexton, MH Planning • Brian Feely, HJL • Robert Keran, Virtus Project Management • Herman de Lange, NMP • Kelsey Ryan, NMP • Arantxa Martinez-Peral, SySDRA • Andrew Archer, SySDRA • James Duff, ARUP • Ciaran O’Rafferty, BMCE

	<p>Representing Planning Authority</p> <ul style="list-style-type: none"> • Mary Conway, Deputy City Planner • Gareth Hyland, Executive Planner, Roads • Carol Smyth, Executive Planner, • Niamh Fitzgerald, Senior Executive Engineer, Drainage. • Kieran O'Neill, Senior Executive Landscape Architect, Parks
Meeting date(s):	11th March 2022
<p>(C) Any Consultation with Prescribed Authorities or the Public:</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> <p>Irish Water – A Confirmation of Feasibility and Statement of Design Acceptance has been provided and these are appended to the Civil Engineering Infrastructure Report. In addition, Irish Water, Transport Infrastructure Ireland, Naional Transport Authority, Dublin City Childcare Committee will be notified of the making of the application.</p>	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 26th 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:	26th July 2022
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

See Environmental Impact Assessment Report (Vol. 1, 2 and 3) submitted with this application under separate cover.		
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. A notification has been sent to the Dept. of Housing, Planning and Local Government. An acknowledgement has been received with reference 2022134. The EIA confirmation notice accompanies this application form under separate cover.		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? An Appropriate Assessment Screening report prepared by Brady Shipman Martin accompanies this application under separate cover and concludes that the proposed development will not result in significant effects on the identified European Designated Sites within the zone of influence of the application area, either alone or in combination with other plans or projects so an NIS is not required.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A
(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:	Yes, a copy has been sent to: 1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Dublin City 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:		26th July 2022
(h) Is the proposed development likely to have significant effects on the environment of a Member		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

State of the European Union or a state that is a party to the Transboundary Convention?	
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: [] N/A
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p> <p>Please see Statement of Consistency with Dublin City Development Plan 2016-2022 prepared by MH Planning submitted under separate cover with this application</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></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>There is no Local Area Plan that covers the subject site.</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/> 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>The subject site is not located within 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>Please see Statement of Consistency with Dublin City Development Plan 2016-2022 and the Statement of Consistency with National, Regional and Section 28 Guidelines prepared by MH Planning submitted under separate cover with this application</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part</p>	

of the application that demonstrate the consistency of the proposed development with the guidelines.	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p> <p>Please see Response to ABP Opinion report prepared by MH Planning and submitted under separate cover with this application.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</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>Please see Response to ABP Opinion report prepared by MH Planning and submitted under separate cover with this application.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</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>See Material Contravention Statement prepared by MH Planning and submitted with this application under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	-	-
2-bed	-	-
3-bed	-	-
4-bed	4	688
Total	4	688

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	33	1,334.4
1-bed	197	9209.7
2-bed	106	8032.6
3-bed	5	641.8
4-bed	-	-
4+ bed	-	-
Total	341	19,906.5

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

(b) State total number of residential units in proposed development:	345
(c) State cumulative gross floor space of residential accommodation, in m ² :	25,521

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 – Creche Facility	347 sq.m
Commercial (Other Use) to facilitate a range of uses including Class 1 (shop), Class 2 (financial/professional services), Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall) in BG1 and a restaurant/café in BG2.	773 sq.m
Build to Rent Tenant Amenity Facilities (Ancillary)	1,189 sq.m
Ancillary	4,457 sq.m
<p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>See enclosed Childcare Demand Report prepared by MH Planning under separate cover.</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	1,120sq.m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	26,641sq.m
(d) Express 15(b) as a percentage of 15(c):	4.2%

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
<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> <p>See enclosed Housing Quality Assessment, the Urban & Architectural Design Statement and Architectural Drawings prepared by HJL Architects and the Planning Statement and Statement of Consistency with Dublin City Development Plan 2016-2022 prepared by MH Planning submitted under separate cover.</p>	✓	
<p>(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?</p> <p>See enclosed Housing Quality Assessment, Urban & Architectural Design Statement, Landscape Design Statement, Traffic & Transport Assessment and Planning Statement, together with Architectural Drawings prepared by HJL Architects and Landscape Drawings prepared by NMP Landscape Architects.</p>	✓	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p> <p>See enclosed Urban & Architectural Design Statement.</p>	✓	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	✓	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓

<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p>It is proposed to demolish all vacant industrial structures on the Bailey Gibson site to facilitate the development. Full details are presented in the Architectural and Planning documentation submitted with this application.</p>	✓	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application. N/A</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓

<p>(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>Please see Response to ABP Opinion report prepared by MH Planning and submitted under separate cover with this application</p>	✓	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	11,297 sq.m
State gross floor space of any proposed demolition, in m ² :	11,297 sq.m
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 :	31,936 sq.m

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

(a) State existing use of land or structure:	Brownfield Vacant Industrial factory (Bailey Gibson and part of Player Wills) and undeveloped land (Dublin City Council)
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Industrial (Factory)
(c) State proposed use(s):	Mixed Use Strategic Housing Development
(d) State nature and extent of any such proposed use(s):	Please refer to the Development Description provided above (Point 9).
(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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/> Please refer to suite of Architectural Drawings prepared by HJL Architects and included with this application.	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
<p>(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?</p> <p>Please see Part V Proposal included under separate cover with this application.</p>	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	✓	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
<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.</p>	N/A	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 type="checkbox"/></p> <p>(b) Public Mains: <input checked="" 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>Please refer to the Civil Engineering Infrastructure Report prepared by BMCE.</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 checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</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> <p>Please refer to the Civil Engineering Infrastructure Report prepared by BMCE.</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p> <p>Soakpit: <input type="checkbox"/></p>

<p>Watercourse: []</p> <p>Other (please specify): _____</p> <p>Please refer to the Civil Engineering Infrastructure Report prepared by BMCE.</p>	
<p>(D) Irish Water Requirements:</p>	
<p>Please submit the following information:</p> <p>(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.</p> <p>Please see Irish Water Confirmation of Feasibility and Statement of Design Acceptance attached to the Civil Engineering Infrastructure Report prepared by BMCE submitted under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p>
<p>(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.</p> <p>Please see Irish Water Confirmation of Feasibility attached to the Cover Letter and the Civil Engineering Infrastructure Report prepared by BMCE submitted under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p>
<p>(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.).</p> <p>Please see Irish Water Statement of Design Acceptance attached to the Civil Engineering Infrastructure Report prepared by BMCE submitted under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p>

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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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>Please see Traffic & Transport Assessment report prepared by Systra included with this application under separate cover</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p>Please see Mobility Management Plan report prepared by Systra included with this application under separate cover</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / A</p> <p>A Road Safety Audit has been carried out and findings included/discussed in the Traffic & Transport Assessment report prepared by Systra included with this application under separate cover</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Please refer to Drawing No. L1-105 included in the landscape suite of drawings prepared by NMP.</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 the Drawing Schedules accompanying all suite(s) of Architectural, Landscaping and Engineering drawings included with this application.

24. Application Fee:


(a) State fee payable for application:	€80,000.00
(b) Set out basis for calculation of fee:	Maximum fee applies.
(c) Is the fee enclosed with the application? Payment of application fee made by Electronic Funds Transfer. Please refer to proof of payment appended to the Cover Letter submitted with this application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] This scheme is Part M compliant. Please refer to relevant section within the Urban & Architectural Design Statement (HJL Architects), and Landscape Design Statement (NMP) submitted with this application under separate cover for further details.
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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:	26th July 2022

26. Contact Details- Not to be Published

Applicant(s): N/A

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

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Brian Moran, Kevin Molony, Leonardus Hertog, Vincent Fokke and Rafael Torres Villalba
Company Registration Number (CRO):	C172580 Fund registration name, as registered with the Central Bank of Ireland
Contact Name:	Claire Pomroy (on behalf of Hines Real Estate Ireland Limited, the Company's Asset and Development Manager)
Primary Telephone Number:	01 799 9900
Other / Mobile Number (if any):	
E-mail address:	Claire.Pomroy@hines.com

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

First Name:	Paula
Surname:	Galvin
Address Line 1:	Kreston House
Address Line 2:	Arran Court
Address Line 3:	Arran Quay
Town / City:	Dublin 7
County:	Dublin
Country:	Ireland
Eircode:	D07 K271
E-mail address (if any):	PGalvin@mhplanning.ie
Primary Telephone Number:	01 804 4477

Other / Mobile Number (if any):	086 263 9050
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Person responsible for preparation of maps, plans and drawings:

First Name:	Brian
Surname:	Feely
Address Line 1:	Henry J Lyons Architects
Address Line 2:	51-54 Pearse St
Address Line 3:	N/A
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 KA66
E-mail address (if any):	brian.feely@hjlyons.com
Primary Telephone Number:	01 888 3333
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Robert Keran
Mobile Number:	087 781 7209
E-mail address:	robert.keran@virtuspm.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.