

An  
Bord  
Pleanála

## Strategic Housing Development Application Form

### Before you fill out this form

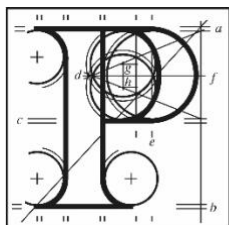
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	8 Sandford Road, Ranelagh, Dublin 6, D06 REH4
Company Registration No:	576767

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

Name:	Suzanne McClure Brock McClure Planning and Development 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: [ X ] No: [ ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Derek Murphy
Firm/Company:	O'Mahony Pike Architects

## 5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):

Lands at 'St. Joseph's House' and adjoining properties at Brewery Road and Leopardstown Road, Dublin 18

The site consists of (1) 'Saint Joseph's House', Brewery Road, Stillorgan, Co. Dublin (A94 Y7F4); (2) 'Madona House', Silverpines, Stillorgan, Blackrock, Co. Dublin (A94 Y230); and (3) Properties at 'Woodleigh' (D18 F3F4), 'Cloonagh' (D18 P5P9), 'Souk El Raab' (D18 Y6C5), 'Wellbrook' (D18 H0C6), 'Calador' (D18 W1Y2), 'Alhambra' (D18 E3C4), 'Dalwhinnie' (D18 P2P4), 'Annaghkeen' (D18 Y2W1) and 'The Crossing' (D18 W8 W2); all located at Leopardstown Road, Dublin 18.

11 Properties on Site are identified as follows:

Address Line 1: 'Saint Joseph's House'  
Address Line 2: Brewery Road  
Address Line 3: Stillorgan  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: A94 Y7F4

Address Line 1: 'Madona House'  
Address Line 2: Silverpines, Brewery Road  
Address Line 3: Stillorgan  
Town / City: Blackrock  
County: Co. Dublin  
Country: Ireland  
Eircode: A94 Y230

Address Line 1: 'Woodleigh'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18 F3F4

Address Line 1: 'Cloonagh'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18 P5P9

Address Line 1: 'Souk El Raab'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18Y6C5

Address Line 1: 'Wellbrook'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18 H0C6

Address Line 1: 'Calador'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18 W1Y2

Address Line 1: 'Alhambra'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18 E3C4

Address Line 1: 'Dalwhinnie'  
Address Line 2: Leopardstown Road  
Address Line 3: Dublin 18  
Town / City: Dublin  
County: Co. Dublin  
Country: Ireland  
Eircode: D18 P2P4

<p>Address Line 1: 'Annaghkeen'  Address Line 2: Leopardstown Road  Address Line 3: Dublin 18  Town / City: Dublin  County: Co. Dublin  Country: Ireland  Eircode: D18 Y2W1</p> <p>Address Line 1: 'The Crossing'  Address Line 2: Leopardstown Road  Address Line 3: Dublin 18  Town / City: Dublin  County: Co. Dublin  Country: Ireland  Eircode: D18 W8W2</p>	
Address Line 1:	As above
Address Line 2:	As above
Address Line 3:	As above
Town/City:	As above
County:	As above
Eircode:	As above
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3393- 21 ITM Centre Point Co-ordinate X,Y = 720235, 726392  Licence No. AR0005017
<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:	c. 2.74 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective A - "To protect and or improve residential amenity" under the Dun Laoghaire Rathdown Development Plan of 2016-2022
Existing use(s) of the site and proposed use(s) of the site:	Saint Joseph's House – Currently vacant. Former use was a residential care facility.  All other properties are in residential use.

**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Applicant owns the properties at St. Joseph's House, Madona House, Annaghkeen and Dalwhinnie.</p> <p>All other properties included (Alhambra, The Crossing, Calador, Wellbrook, Cloonagh, Souk El Raab, Woodleigh) within the red line boundary are under separate ownership/control. Letters of consent are enclosed from the owners of these properties as an appendix in the planning report.</p> <p>There is a portion of the site along Silverpines and Leopardstown Road controlled by Dun Laoghaire Rathdown County Council. The inclusion of these lands provides for foul water connections and acces proposals. A letter of consent for these lands accompanies the application as an appendix in the planning report.</p>			
<p>State Name and Address of the Site Owner:</p> <p><b>If the applicant is not the legal owner</b>, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p><b><u>Applicant:</u></b>  <b>Homeland Silverpines Limited</b>  <b>8 Sandford Road,</b>  <b>Ranelagh,</b>  <b>Dublin 6</b>  <b>D06 REH4</b></p> <p><b><u>Third Party Lands at Silverpines and Leopardstown Road:</u></b>  <b>Dun Laoghaire Rathdown County Council</b>  <b>County Hall</b>  <b>Marine Road</b>  <b>Dun Laoghaire</b>  <b>Co. Dublin</b>  <b>A96 K6C9</b></p> <p><b><u>Third Party Lands at Alhambra, The Crossing, Calador, Wellbrook, Cloonagh, Souk El Raab, and Woodleigh:</u></b>  <b>Homeland CHB Ltd.</b>  <b>8 Sandford Road,</b>  <b>Ranelagh,</b></p>		

	<b>Dublin 6</b> <b>D06 REH4</b>
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [ X ]
If the answer is "Yes" above, identify the lands and state the nature of the control involved:  N/A	

### 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ X ] No: [ ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
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
D17A/0337 (PL06D.249248)	131 Residential units, creche (268 sq m) and 166 car parking spaces at basement.	Grant Permission
Full planning history included with the application documentation		
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ ] No: [ X ]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:  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):	
N/A	
Is the applicant aware of the site ever having been flooded?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p> <p>One minor incident in 1980 related to pipe size issues. Please refer to Barrett Mahony Consulting Engineers Flood Risk Assessment enclosed herewith for further details. The site is currently not considered to have a significant flood risk.</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
<p>If the answer is “Yes” above, please give details:</p> <p>N/A</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 will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows:

The proposal provides for the demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab (2 storeys), 'Wellbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (1-2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA).

The new development will provide for (a) the refurbishment, internal separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from former residential care facility to residential use and a childcare facility; and (b) the construction of a new build element to provide for an overall total of 463 no. residential units, residential amenity space and a café.

The overall development proposal shall provide for the following:

- Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);
- Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);
- Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);
- Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;
- Block E (Saint Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;
- Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);

Each new build residential unit (in Blocks A, B, C, D and F) has an associated area of private open space in the form of a terrace/balcony. Open Space proposals for Saint Joseph's House (Block E) include a mixture of private terrace/balcony areas and communal open space areas.

The extent of works proposed to Saint Joseph's House (a Protected Structure) include:

- The demolition of a single storey office, conservatory, glazed link, external store, external enclosed escape stairs with associated canopies, toilet extension and 3 no. associated outbuildings to the west of Saint Joseph's House (demolition total approx. 173.4 sq m GFA);
- The removal of external steel gates, all external steel escape stairs, canopies, existing disabled access ramps, concrete steps, an external wall and associated roof area;
- Relocation of external granite steps and the provision of a new raised entrance terrace, concrete steps and ramp areas;
- Replacement of existing rooflights, the addition of roof lights, part new roof / new zinc roof, new external wall and roof to the east of the structure;
- The provision of new door and window openings;
- Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls.

The Residential Amenity Areas of approx. 636 sq m proposed in Block D comprise a residential club house/multi purpose room, library/reading room, lounge area, concierge area, office area, post room, fitness club, all at ground floor level of Block D. A terrace lounge area is proposed at fifth floor level of Block D. 2 no. roof garden areas are also proposed at fifth floor level of Blocks C and D (approx. 400 sq m and 408 sq m respectively).

Open Space (approx. 9,885 sq m) is proposed in the form of (a) public open space areas (approx. 6,680 sq m) which include a public plaza/court area, a main area of public open space (including a play area and outdoor gym area) and woodland trail; and (b) all communal open space areas (approx. 3,205 sq m) which include areas adjacent to Saint Joseph's House (Block E), Block D and Block F, a courtyard and play area located between Blocks A and B and roof terraces at fifth floor level of Blocks C and D. Visual amenity open space areas (approx. 1,000 sq m) are also proposed at various locations throughout the development.

Basement Level (approx. 9,445 sq m) is proposed with residential access from Blocks A, B, C, D and F. Bin storage areas, water storage areas, and part attenuation are located at this level. 2 no. ESB Substations, 1 no. ESB Kiosk, 2 no. Switch Rooms, waste storage areas for Block E (Saint Joseph's House) and bicycle storage areas are proposed at surface level.

A total of 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level) are proposed. At basement level, a total of 30 no. electric vehicles and 202 no. standard parking spaces are provided for. A total of 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level), dedicated cycle lift and 10 no. motorcycle spaces (all at basement level) are also proposed.

Proposals for vehicular access comprise 1 no. existing vehicular access point via Silver Pines (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of 'Annaghkeen' at Leopardstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopardstown Road will replace 9 no. existing access points at 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Wellbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen' and 'The Crossing'. The internal permeability proposed will provide linkages for pedestrians and cyclists to Leopardstown Road and adjoining

Greenway. Proposals also provide for the relocation of an existing bus stop along Leopardstown Road.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; waste water pumping station; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services.

Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	<u>PAC/SHD/362/19</u>
Meeting date(s):	5 November 2019 27 February 2020
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP - 307355-20
Meeting date(s):	29 September 2020
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	

N/A

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 29 September 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		29 September 2021
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [ X ] No: [ ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.		<b>Enclosed:</b> Yes: [ X ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [ ] No: [ X ]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?	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"/> ]  Electronic Formats only requested by the prescribed bodies
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> <li>1. Irish Water</li> <li>2. Transport Infrastructure Ireland</li> <li>3. National Transport Authority</li> <li>4. Minister for Culture, Heritage and the Gaeltacht (built heritage)</li> <li>5. Heritage Council (built heritage)</li> <li>6. An Taisce – The National Trust for Ireland (built heritage)</li> <li>7. The relevant Childcare Committee</li> <li>8. The Department Of Education and Skill.</li> </ol>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	29 September 2021
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]

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

**12. Statements Enclosed with the Application Which:**

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	<b>Enclosed:</b> Yes: [ X ] No: [ ]
<b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	<b>Enclosed:</b> Yes: [ ] No: [ ] No LAP
<b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(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:	<b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]
<b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.	
(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:	<b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]
<b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.	
(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.	<b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]
(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.	<b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]

**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?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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**14. Proposed Residential Development:**

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

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	-	-
2-bed	-	-
3-bed	-	-
4-bed	-	-
4+ bed	-	-
<b>Total</b>	-	-

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	85	3266.3
1-bed	117	6019.7
2-bed	248	20123
3-bed	13	1330.7
4-bed	-	-



4+ bed	-	-
<b>Total</b>	463	30740

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

(b) State total number of residential units in proposed development:	<b>463</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>37,769</b>

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	
<b>Class 4 - Childcare Facility (38. No. Children) + waste store</b>	282 + 21.3
<b>Class 4 - Café</b>	49

<p><b>Note:</b> 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>	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>352.3</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>38,736</b>
(d) Express 15(b) as a percentage of 15(c):	<b>0.9%</b>

**16. Strategic Housing Development Details:**

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	

<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>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p>X</p> <p>Details are included in the public notices and planning reports</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.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>	X	
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p>		X

<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>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	X (See list of enclosures)	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>3793</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>2464</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>1502</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>38,736</b>

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

(a) State existing use of land or structure:	Residential/Former Residential Care Facility
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Residential/Former Residential Care Facility
(c) State proposed use(s):	Residential, Childcare Facility, Cafe
(d) State nature and extent of any such proposed use(s):	Residential Units, Residential Amenity Areas, Café, Childcare Facility.
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X Please refer to the Part V Detail Enclosed in OMP Design Statement for full details on the proposals.	
(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—  (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	X	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	

(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	
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**20. Water Services:**

<p><b>(A) Proposed Source of Water Supply:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [ X ]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [ X ]</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><b>(B) Proposed Wastewater Management / Treatment:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [ X ]</p> <p>(b) Public Sewer: <input checked="" type="checkbox"/> [ X ]</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><b>(C) Proposed Surface Water Disposal:</b></p>

Please indicate as appropriate:

(a) Public Sewer/Drain: [ X ]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

Please submit the following information:

**Enclosed:**

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

Yes: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ X ] No: [ ]



## 21. Traffic and Transportation

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

## 22. Taking in Charge

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

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Schedules Enclosed</p>
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**24. Application Fee:**


(a) State fee payable for application:	<b>€72,726.56</b>
(b) Set out basis for calculation of fee:	463 No. units x €130 = €60,190  Creche - 282 sq m x €7.20 = €2,030.40  Creche Waste Store – 21.3 sq m x €7.20 = 153.36  Café - 49 sq m x €7.20 = €352.80  EIAR = €10,000
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

**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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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## Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	30 September 2021

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Homeland Silverpines Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	8 Sandford Road
<b>Address Line 2:</b>	Ranelagh
<b>Address Line 3:</b>	Dublin 6
<b>Town / City:</b>	Dublin
<b>County:</b>	Co. Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	N/A
<b>E-mail address (if any):</b>	<a href="mailto:ncollins@homelandprojects.ie">ncollins@homelandprojects.ie</a>
<b>Primary Telephone Number:</b>	01-5167747
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>Name(s) of Company</b>	Homeland Silverpines Limited
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	576767
<b>Contact Name:</b>	Neil Collins
<b>Primary Telephone Number:</b>	01-5167747
<b>Other / Mobile Number (if any):</b>	0876890925
<b>E-mail address:</b>	<a href="mailto:ncollins@homelandprojects.ie">ncollins@homelandprojects.ie</a>

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

<b>First Name:</b>	Suzanne
<b>Surname:</b>	McClure
<b>Address Line 1:</b>	Brock McClure Consultants
<b>Address Line 2:</b>	63 York Road
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dun Laoghaire
<b>County:</b>	Co. Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	A96 T0H4
<b>E-mail address (if any):</b>	<a href="mailto:suzanne@brockmcclure.ie">suzanne@brockmcclure.ie</a>
<b>Primary Telephone Number:</b>	086 2336112
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>First Name:</b>	Derek
<b>Surname:</b>	Murphy
<b>Address Line 1:</b>	O'Mahony Pike Architects
<b>Address Line 2:</b>	The Chapel
<b>Address Line 3:</b>	Milltown Avenue
<b>Town / City:</b>	Mount St. Annes
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	<a href="mailto:dmurphy@omp.ie">dmurphy@omp.ie</a>
<b>Primary Telephone Number:</b>	01-2027400
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>Name:</b>	<u>Suzanne McClure</u>
<b>Mobile Number:</b>	<u>086-2336112</u>
<b>E-mail address:</b>	<u>suzanne@brockmcclure.ie</u>

**General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.
6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set

out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.

7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
  
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
  
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
  
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.