



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

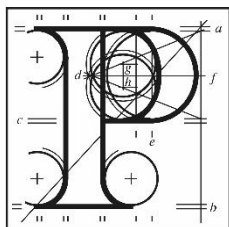
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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: | McGarrell Reilly Homes Limited |
|--------------------|---------------------------------------|

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

| | |
|--------------------------------|---|
| Registered Address of Company: | 54-62 Townsend Street, Dublin Docklands, Dublin 2. |
| Company Registration No: | 231691 |

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: | Paul McVeigh |
| Firm/Company: | Conroy Crowe Kelly Architects & Urban Designers |

5. Planning Authority

| | |
|--|--|
| Name of the Planning Authority(s) in whose functional area the site is situated: | Dún Laoghaire-Rathdown County Council |
|--|--|

6. Site of Proposed Strategic Housing Development:

| | |
|--|--|
| Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question): | |
| Address Line 1: | A site of c. 1.97 hectares, situated to the north-east of the existing Stepside Park housing development, linking via a new proposed section of the Clay Farm Loop Road with the Clay Farm Phase 2 development, all located in the townland of Kilgobbin, in Stepside, Dublin 18. |
| Address Line 2: | |
| Address Line 3: | |
| Town/City: | Stepside |
| County: | Dublin |
| Eircode: | N/A |
| Ordnance Survey Map Ref. No. (and the Grid Reference where available) | ITM Grid reference: 719572E, 724263N OS Map Ref Nos.: 3456-A, 3456-C, 3455-D, 3455-B |
| <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 IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Drawing file in the prescribed format is included with application.</p> | |

| | |
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| Area of site to which the application relates in hectares: | 1.97 ha |
| Site zoning in current Development Plan or Local Area Plan for the area: | <p>The subject lands are zoned ‘A’ in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, with the objective ‘<i>To provide residential development and improve residential amenity while protecting the existing residential amenities.</i>’</p> <p>The north western portion of the site is bounded by lands zoned Objective F – which seeks ‘<i>To preserve and provide for open space with ancillary active recreational amenities.</i>’ Along this strip of zoned open space is an existing tree belt for which there is an objective ‘<i>To protect and preserve trees and woodlands.</i>’</p> <p>There is no development proposed to be situated on these lands but the red line extends slightly into the zoned open space in two locations. This is to provide for connection to and continuation of the existing pedestrian/cycle path which traverses the zoned open space in the north-west corner, as well as connection to existing foul services in this part of the site. Neither of these connections will result in impacts to the existing tree belt.</p> |
| Existing use(s) of the site and proposed use(s) of the site: | <p>Existing Use: Greenfield / Vacant</p> <p>Proposed Uses: 118 no. residential units (21 no. houses and 97 no. apartments), crèche and the associated section of the Clay Farm Loop Road linking with Clay Farm Phase 2 development, local access roads, together with 4,002 sq.m of public open space, 1,454sq.m of communal open space and all ancillary site development works including plant, waste storage areas, landscaping, green roofs, boundary treatments, SuDS measures, ESB substation, public lighting and solar PV panels.</p> |

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 | | |
| Where legal interest is "Other", please expand further on the applicant's interest in the land or structure: | | | |
| <p>A Letter of Consent obtained from Viscount Securities Unlimited Company, owner of lands adjoining the application boundary, is included with this application to facilitate access to the development site (appended to the cover letter).</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. | <p>McGarrell Reilly Homes Ltd. 54-62 Townsend Street, Dublin Docklands, Dublin 2.</p> | | |
| Does the applicant own or control adjoining, abutting or adjacent lands? | | Yes: [X] No: [] | |
| <p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>Adjoining lands to the west, south and south-west are within the applicant's control (ownership).</p> <p>Please refer to accompanying CCK Architectural Drawing No. 1806-SHD-100 (Site Location Map) which shows the extent of lands within the applicant's control, delineated in blue.</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 |
| DLR Reg. Ref. D13A/0190 Appeal – ABP Case Ref. PL06D.242585 | Permission for development consisting of 46 no. houses, open space including play areas, surface water attenuation and associated site works. | Granted 5 March 2014 |
| DLR Reg. Ref. D16A/0650 | Revisions to permitted development Reg. Ref. D13A/0190 to omit 10 no. 3-bedroom terraced houses and 3 no. 5-bedroom detached houses (13 houses in total to be omitted) to now provide 13 no. detached 4-bedroom houses instead. The development includes on-curtilage car parking and associated site works. | Granted 15 March 2017 |
| DLR Reg. Ref. D09A/0934 Appeal – ABP Case Ref. PL.06D.236375 | Proposed development consisting of 206 dwellings, a 228sq.m, childcare facility and a 52sqm local commercial unit on lands at Stepside Park. | Refused 22 December 2010 |
| 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"/>] |

| | |
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| <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>Please refer to section 3 (‘Planning History’) of the Planning Statement submitted by McCutcheon Halley Planning under separate cover which sets out full details.</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:</p> <p>N/A</p> | |
| <p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p> | <p>Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]</p> |
| <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.

McGarrell Reilly Homes Limited, intend to apply to An Bord Pleanála for permission for a Strategic Housing Development with a cumulative gross floor area (GFA) of 11,973 sq.m at this site of c. 1.97 hectares, comprising of 118 no. residential units, crèche and the associated section of the Clay Farm Loop Road linking with Clay Farm Phase 2 development, situated to the north-east of the existing Stepside Park housing development, all located in the townland of Kilgobbin, in Stepside, Dublin 18.

The development will consist of:

- i. the construction of 1 no. apartment block ranging from 3 to 6-storeys in height (9,193 sq.m GFA), comprising a total of 97 no. units including 28 no. 1-bedroom and 69 no. 2-bedroom apartments, all with private amenity space;
- ii. construction of 21 no. 2-storey houses in semi-detached and terraced form (combined GFA of 2,624 sq.m), including 10 no. 3-bedroom dwellings and 11 no. 4-bedroom dwellings, all with private amenity space;
- iii. construction of a 2-storey childcare facility (156 sq.m GFA), with associated outdoor play area, 2 no. set-down car-parking spaces and 2 no. designated staff car-parking spaces;
- iv. construction of a section of the Clay Farm Loop Road 137m in length (all on lands within the ownership of the applicant) and incorporating a 6m wide carriageway with 2m wide footpaths and 2m wide cycle tracks on each side, connecting with the existing section of the loop road constructed on lands to the south-east as part of the Clay Farm development;
- v. construction of local access roads to serve the development which will connect with the new section of the Clay Farm Loop Road;
- vi. provision of 4,002 sq.m of public open space;
- vii. provision of 1,454 sq.m of communal open space at podium level to serve residents of the apartment block;
- viii. provision of 153 no. on-site car parking spaces incorporating 97 no. under podium spaces for residents of the apartment building, 10 no. visitor car-parking spaces, 42 no. in-curtilage car parking spaces for the housing units and 4 no. car-parking spaces designated for the childcare facility;
- ix. provision of 248 no. bicycle parking spaces including 170 no. long-stay spaces, 56 no. short-stay spaces and 22 no. for use by the childcare facility;
- x. 4 no. motor-cycle parking spaces under podium level;
- xi. provision of 4 no. new pedestrian and cyclist links to adjoining residential development in Stepside Park, one of which will also facilitate emergency vehicle access to Stepside Park and access to re-configured bin-store for existing residents of The Courtyard;

| | |
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| xii. all ancillary site development works including plant, waste storage areas, landscaping, green roofs, boundary treatments, SuDS measures, ESB substation, public lighting and solar PV panels. | |
| Please submit a site location map sufficient to identify the land, at appropriate scale. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Please submit a layout plan of the proposed development, at appropriate scale. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

10. Pre-Application Consultations

| | |
|--|--------------------------------------|
| (A) Consultation with Planning Authority: | |
| State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000: | |
| Planning Authority reference number: | PAC/SHD/150/21 |
| Meeting date(s): | 29th June 2021 |
| (B) Consultation with An Bord Pleanála: | |
| State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála: | |
| An Bord Pleanála reference number: | Case Reference: ABP-312231-21 |
| Meeting date(s): | 24th March 2022 |
| (C) Any Consultation with Prescribed Authorities or the Public: | |
| Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public: | |

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? | 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: | The Irish Daily Star 20 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: | 20 July 2022 |
| Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. The location of the site notices are shown on Drawing No. 1806-SHD-100 Site Location Map prepared by Conroy Crowe Kelly Architects. | |
| (c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development? | Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] |
| If the answer to above is "Yes", is an EIAR enclosed with this application? | Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A |
| Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. | Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A |
| (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"/>] |

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| <p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> |
| <p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p> |
| <p>(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?</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>(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?</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> |
| <p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p> | <p>Irish Water Dún Laoghaire-Rathdown County Childcare Committee</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>21 July 2022</p> |
| <p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> |
| <p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p> |

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| 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>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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p> | |
| <p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p> | <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p> |
| <p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p> | |
| <p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> |
| <p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p> | |
| <p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>See Response to An Bord Pleanála's Opinion submitted with this application</p> |

| | |
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| | under separate cover. |
| (f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application. | Enclosed: Yes: [X] No: [] N/A: [] See Response to An Bord Pleanála's Opinion submitted with this application under separate cover. |

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>Please refer to the Material Contravention Statement prepared by McCutcheon Halley Planning and submitted with this application under separate cover.</p> | Enclosed: Yes: [X] No: [] |
|---|---|

14. Proposed Residential Development:

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

| Houses | | |
|------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| 1-bed | 0 | 0 |
| 2-bed | 0 | 0 |
| 3-bed | 10 | 1,138 sq.m |
| 4-bed | 11 | 1,486 sq.m |

| | | |
|--------------|-----------|-------------------|
| | | |
| 4+ bed | 0 | |
| Total | 21 | 2,624 sq.m |

| Apartments | | |
|-------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| Studio | | |
| 1-bed | 28 | 1,454.3 sq.m |
| 2-bed | 69 | 5,606.1 sq.m |
| 3-bed | 0 | 0 |
| 4-bed | 0 | 0 |
| 4+ bed | 0 | 0 |
| Total | 97 | 7,060.4 sq.m |

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

| | |
|--|---------------------|
| (b) State total number of residential units in proposed development: | 118 |
| (c) State cumulative gross floor space of residential accommodation, in m ² : | 9,684.4 sq.m |









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







| | |
|---|---|
| (a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows: | |
| Class of Development: | Gross Floor Space in m² |
| Class 4 – Childcare Facility | 156 sq.m |
| | |
| | |
| Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this. | |
| (b) State cumulative gross floor space of non-residential development in m ² : | 156 sq.m |
| (c) State cumulative gross floor space of residential accommodation and other uses in m ² : | 9,840.4 sq.m |
| (d) Express 15(b) as a percentage of 15(c): | 1.6% |

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>(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>(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>(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>(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> | |  |
| <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> | |  |

| | | |
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| <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>A Recorded Monument (026-123) ‘Urn Burial’ is located to the north-east of the proposed development lands but outside the area where development will take place.</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>The notice of Pre-Application Consultation Opinion received from An Bord Pleanala requested that specific information be submitted with the application. The responses to each of the 16 no. discreet matters raised is included in the <u>Response to An Bord Pleanala's Opinion</u> that accompanies this application under separate cover.</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 : | N/A |
| State gross floor space of any proposed demolition, in m ² : | No Demolition Proposed |
| 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 : | N/A |

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

| | |
|---|-----|
| (a) State existing use of land or structure: | N/A |
| (b) Where the existing land or structure is not in use, state the most recent authorized use of the land or structure: | N/A |
| (c) State proposed use(s): | N/A |
| (d) State nature and extent of any such proposed use(s): | N/A |
| <p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [] No: [] N/A: [X]</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? | ✓ | |
| (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— <ul style="list-style-type: none"> <li data-bbox="300 678 959 1160">(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 | ✓ Please refer to the Part V documentation submitted with this application under separate cover. | |
| <ul style="list-style-type: none"> <li data-bbox="300 1193 959 1518">(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 | ✓ Please refer to the Part V documentation submitted with this application under separate cover | |
| <ul style="list-style-type: none"> <li data-bbox="300 1731 959 1832">(iii) a layout plan showing the location of proposed Part V units in the development? | ✓ | |
| (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 | N/A | |

| | | |
|---|--|--|
| which section 96(13) is considered to apply to the development. | | |
|---|--|--|

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

| | |
|---|--|
| Soakpit: <input type="checkbox"/> | |
| Watercourse: <input type="checkbox"/> | |
| 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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> See Irish Water Confirmation of Feasibility and Statement of Design Acceptance appended to the Infrastructure Design Report (DBFL Consulting Engineers). |
| (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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> See Irish Water Confirmation of Feasibility and Statement of Design Acceptance appended to the Infrastructure Design Report (DBFL Consulting Engineers). |
| (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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> See Irish Water Confirmation of Feasibility and Statement of Design Acceptance appended to the Infrastructure Design Report (DBFL Consulting Engineers). |

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

21. Traffic and Transportation

| | |
|--|---|
| <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 refer to the Traffic & Transport Assessment (DBFL) submitted with this application.</p> | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p>Please refer to the Mobility Management Plan (DBFL) submitted with this application.</p> | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| <p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p>Please refer to the Quality Audit (DBFL) submitted with this application.</p> | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

22. Taking in Charge

| | |
|---|---|
| Is it intended that any part of the proposed development will be taken in charge by the planning authority? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. | |

Please refer to CCK Drawing No. 1806-SHD-107 (Taking in Charge) submitted with the architectural drawing suite.

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.

A Schedule of Application Documentation is appended to the Cover Letter that accompanies this application. It provides an overview of the suite of reports and drawings submitted with this application. A schedule of drawings is included at the front of each discipline's drawing pack.

24. Application Fee:

| | |
|---|--|
| (a) State fee payable for application: | €16,463.20 |
| (b) Set out basis for calculation of fee: | <ul style="list-style-type: none"> ▪ HAH1: €130 per unit x 118 no. units = €15,340 ▪ HA1B: €7.20 per SQ.M x 156sq.m (creche) = €1,123.20 |
| (c) Is the fee enclosed with the 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 | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
|---|---|

Guidelines for Homes in Ireland” at
www.universaldesign.ie

**This scheme is Part M compliant. Please refer to the
Architectural Design Report, Planning Statement and
Landscape Report for further details.**

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)



**Martina Keenan Rivero
McCutcheon Halley Chartered Planning Consultants**

Date:

20 July 2022

26. Contact Details- Not to be Published

Applicant(s): **N/A**

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

Where the Applicant(s) is a Company:

| | |
|---------------------------------------|--|
| Name(s) of Company Director(s): | Sean Reilly, Raymond Reilly, Deirdre Reilly |
| Company Registration Number (CRO): | 231691 |
| Contact Name: | Aoife Reilly |
| Primary Telephone Number: | 086 342 6705 |
| Other / Mobile Number (if any): | |
| E-mail address: | aoife@mccgarrellreilly.ie |

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

| | |
|---------------------------------|---|
| First Name: | Martina |
| Surname: | Keenan Rivero |
| Address Line 1: | McCutcheon Halley Chartered Planning Consultants |
| Address Line 2: | Kreston House |
| Address Line 3: | Arran Court , Arran Quay |
| Town / City: | Dublin 7 |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | D07 K271 |
| E-mail address (if any): | mrivero@mhplanning.ie |
| Primary Telephone Number: | 01 8044477 |
| Other / Mobile Number (if any): | 083 142 4156 |

Person responsible for preparation of maps, plans and drawings:

| | |
|--|--------------------------------------|
| First Name: | Paul |
| Surname: | McVeigh |
| Address Line 1: | Conroy Crowe Kelly Archeticts |
| Address Line 2: | 65 Merrion Road Square |
| Address Line 3: | Dublin 2 |
| Town / City: | Dublin |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | D02 DT32 |
| E-mail address (if any): | paulmcveigh@cck.ie |
| Primary Telephone Number: | (01) 6613990 |
| Other / Mobile Number (if any): | |

Contact for arranging entry on site, if required:

| | |
|------------------------|--------------------------------|
| Name: | Eoin Deffely |
| Mobile Number: | 086 0670162 |
| E-mail address: | Eoin@mcgarrellreilly.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.