



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

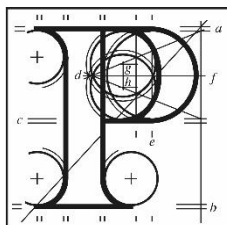
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	8 Queripel House 1 Duke of York Square Kings Road London SW3 4LY
Company Registration No:	Platinum Land Limited company no. is 07538349 registered in the UK.

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:	Gavin Wheatley / Aoife Marnane
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Firm/Company:	Plus Architecture
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5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former Chivers Factory Site
Address Line 2:	Coolock Drive
Address Line 3:	Coolock
Town/City:	Dublin
County:	Dublin
Eircode:	D17 WP28
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Ordnance Survey Reference Numbers - 3132-10,3132-15,3133-06,3133-11,3133-A & Grid Reference - ITM 719658,739678
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Please see enclosed on the electronic copy submitted with the application.</p>	
Area of site to which the application relates in hectares:	3.86 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<ul style="list-style-type: none"> Zoning Objective Z1 – Sustainable Residential Neighbourhoods

	<ul style="list-style-type: none"> • Zoning Objective Z9 – Amenity / Open Space Lands / Green Network • Conservation Area
Existing use(s) of the site and proposed use(s) of the site:	<ul style="list-style-type: none"> • Existing – Vacant, former employment • Proposed - Residential

7. Applicant’s Interest in the Site:

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:			
See attached letter from applicant			
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.	Veni Vidi Vici Limited 89 Mobhi Road Glasnevin Dublin 9 Dublin City Council Environment and Transportation Civic Offices Wood Quay Dublin 8		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]	
If the answer is “Yes” above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [✓] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
DCC Ref: 2074/13 ABP: PL29N.243109	Permission for the demolition of the factory buildings and ancillary buildings (The former Chivers Facility)	Granted 21/10/14
DCC Ref: 2045/13	For the demolition of the factory building and ancillary buildings.	Application Invalid
DCC Ref: 2224/99	The erection of a 8.5m diameter X 4.0m high effluent holding tank on Chivers site.	Granted 19/10/99
DCC Ref: 1502/93	2 Storey office extension and internal alterations.	Granted 04/03/94
DCC Ref: 1943/92	Erect a warehouse extension to the existing warehouse facility.	Granted 19/11/92 (decision date)
DCC Ref: 1562/92	Erect sign	Granted 19/11/92
2 DCC Ref: 414/91	Provide staff car park and associated landscaping with entrance from Coolock Drive on lands adjoining Coolock Drive.	Granted 12/02/92

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:	
Not applicable	
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):	
Not applicable	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent:	
Not applicable	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
If the answer is "Yes" above, please give details:	
Previously an employment site	

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) Phase 1 includes the demolition of all existing buildings, existing boundary fences, removal of existing trees, breaking up and crushing the existing hard standing area, excavation and all associated site works;
- b) Phase 2 includes the development of a basement, measuring c. 11,707 square metres to accommodate 181 car parking, 634 bicycle spaces and 16 motorbike spaces, plant rooms, bin storage, attenuation tanks and circulation;
- c) Phase 3 includes the redevelopment of the site to include:
 - i. 495 no. build to rent residential units (comprising 61 no. studio, 150 no. 1 bedroom, 178 no. 2-bedroom, and 106 no. 3 bedroom apartments), residential support facilities, amenities and services in 4 no. blocks which comprise:
 - (i) Phase 3a – Block A1 – includes 98 build to rent units (comprising 16 no. studio, 33 no. 1 bedroom, 39 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 9 no. storeys (27.8m above ground level) and 10 no. storeys (30.745m above ground level);
 - (ii) Phase 3b – Block A1 – includes 98 build to rent units (comprising 16 no. studio, 33 no. 1 bedroom, 39 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 9 no. storeys (27.8m above ground level) and 10 no. storeys (30.745m above ground level);
 - (iii) Phase 3c – Block B – includes 173 build to rent units (comprising 18 no. studio, 38 no. 1 bedroom, 54 no. 2-bedroom, and 63 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Games Room, Dining

<p>Area, Study Hub, with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);</p> <p>(iv) Phase 3d – Block C – includes 126 build to rent units (comprising 11 no. studio, 46 no. 1 bedroom, 46 no. 2-bedroom, and 23 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Homework Club, Communal Work Area with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);</p> <p>ii. Ground floor car parking (215 spaces) and bicycle parking (16 spaces);</p> <p>iii. Service building including 1 no. creche, café and gym; and</p> <p>iv. All associated ancillary development works including drainage, 4 no. electricity substations, access and roads within the site, pavements, new boundary walls, fencing, public open space, communal amenity space, tree planting, vehicle and pedestrian access and all associated site works.</p> <p>d) Phase 4 - Highway and pedestrian improvements including:</p> <p>i. Upgrading of the site and signals at the junction of Coolock Drive and Oscar Traynor Road;</p> <p>ii. Provision of a signalised pedestrian crossing to the south of the site entrance on Coolock Drive; and</p> <p>iii. Provision of a signalised pedestrian crossing at the proposed pedestrian entrance to the park off Greencastle Road.</p> <p>The total site area for the planning application is 3.86 hectares.</p> <p>An Environmental Impact Assessment Report (formerly known as an environmental impact statement) and a Natura Impact Statement have been prepared in respect of the proposed development.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHDPAC0004/18
Meeting date(s):	10 th April 2018 9 th May 2018 20 th September 2018
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-302757-18
Meeting date(s):	16 th November 2018
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
Irish Water	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star – 24 th April 2019

(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:	24 th April 2019
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Yes. See enclosed</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Refer to appendix to planning application cover letter
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/> No: [<input type="checkbox"/> N/A: [<input type="checkbox"/>

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. National Transport Authority 2. Minister for Culture, Heritage and the Gaeltacht 3. Heritage Council 4. An Taisce – the National Trust for Ireland 5. Irish Water 6. Dublin City Childcare Committee <p>Please refer to cover letter the format in which the application has been issued, which is at each prescribed bodies request following consultation with them prior to submitting the application.</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>30th April 2019</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>Not applicable</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>Not applicable</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>Not applicable</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: []</p> <p>Refer to Planning Statement of Consistency Report</p>
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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.

(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:

Enclosed:

Yes: [] No: []

Refer to Planning Statement of Consistency Report

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.

(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:

Enclosed:

Yes: [] No: []

N/A: []

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.

(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:

Enclosed:

Yes: [] No: []

N/A: []

Refer to Planning Statement of Consistency Report

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.

(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.

Enclosed:

Yes: [] No: []

N/A: []

Refer to Architectural Design Statement

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement

Enclosed:

Yes: [] No: []

setting out that such information accompanies the application.	N/A: []
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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?	<p>Enclosed: Yes: [✓] No: []</p> <p>Refer to Material Contravention Statement</p>
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14. Proposed Residential Development:

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

Houses – Not applicable		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	61	3226.6
1-bed	150	7946.5
2-bed	178	15472
3-bed	106	11657

Apartments		
Unit Type	No. of Units	Gross floor space in m²
4-bed	0	-
4+ bed	0	
Total	495	38302.1

Student Accommodation - Not applicable			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	495
(c) State cumulative gross floor space of residential accommodation, in m ² :	38302.1

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
Resident Support Facilities (ancillary to residential use)	1706
Resident Services and Amenities (ancillary to residential use)	560.5
Creche (80 no. of childcare spaces)	357
Café	34
Gym	412

(b) State cumulative gross floor space of non-residential development in m ² :	3069.5 (includes ancillary residential amenity, creche, café and gym; excludes basement)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	41,371.6
(d) Express 15(b) as a percentage of 15(c):	8%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	

<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>✓</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>✓</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>✓</p> <p>The proposal is seeking permission to demolish all existing buildings on the site to facilitate its redevelopment</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>✓</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>✓</p> <p>Please refer to the cover letter for details included in the planning application</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	8,824 sq.m
State gross floor space of any proposed demolition, in m ² :	8,824 sq.m
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	53,636 sq.m (including circulation and core)

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

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Employment
(c) State proposed use(s):	Residential, creche, gym, cafe
(d) State nature and extent of any such proposed use(s):	Proposal for 495 Build to Rent residential units, with associated residential support facilities, residential services and amenities, open space, creche, café, gym
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]	

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="300 674 1031 1122">(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 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1144 1023 1447">(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 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1469 1011 1552">(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 which section 96(13) is considered to apply to the development.	Not Applicable	

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: [✓]

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

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Not applicable Yes: [] No: [<input checked="" type="checkbox"/>]
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22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Not applicable	

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. Yes. Please refer to planning application cover letter

24. Application Fee:

(a) State fee payable for application:	€80,000 (maximum payable for SHD)		
(b) Set out basis for calculation of fee:	Applications		
	HA1A	Applying to build housing – basic fee for each housing unit	€130 per unit 495 units x €130 = €64,350
	HA1B	Applying for other uses – cost per sq. m of gross floor space	€7.20 per sq. m to a max of €32,400 803 sq. m x 7.20 = €5,781.6


	Submission of EIA / NIS		
	HA2	Submission of EIA €10,000	
	HA3	Submission of NIS €10,000	
	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;"> Housing application - €64,350 Commercial - €5,781.6 EIA - €10,000 NIS - €10,000 </td> <td style="text-align: right; vertical-align: top;"> Total €90, 131.60 (Capped at €80,000) </td> </tr> </table>		Housing application - €64,350 Commercial - €5,781.6 EIA - €10,000 NIS - €10,000
Housing application - €64,350 Commercial - €5,781.6 EIA - €10,000 NIS - €10,000	Total €90, 131.60 (Capped at €80,000)		
<p>(c) Is the fee enclosed with the application?</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>			

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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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)	 Agent: Nathan Smith McCutcheon Halley Chartered Planning Consultants
Date:	30 th April 2019

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.