

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:	Steelworks Property Developments Limited
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### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Behan House, 10 Lower Mount Street, Dublin 2.
Company Registration No:	565776

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

Name:	Hughes 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:	Calogero Marino
Firm/Company:	C+W O'Brien Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin 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):	
Address Line 1:	Units 66 & 67 Fourth Avenue
Address Line 2:	Cookstown Industrial Estate
Address Line 3:	
Town/City:	Tallaght
County:	Dublin
Eircode:	D24NY9A, D24TN29
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3390-06 and 3390-11(708404, 728036)
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.	
Area of site to which the application relates in hectares:	1.1 ha
Site zoning in current Development Plan or Local Area Plan for the area:	'REGEN'
Existing use(s) of the site and proposed use(s) of the site:	Industrial/Commerical

## 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:			
Part of the application site (0.39Ha) is owned by South Dublin County Council.			
State Name and Address of the Site Owner: <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.	0.39Ha of the application site is owned by:  South Dublin County Council, County Hall, Belgard Square North, Tallaght, Dublin 24.  A letter of consent has been provided by them and is provided under a separate cover		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ X ] No: [ ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:  Units 69 & 70 Cookstown Estate Road, Cookstown Industrial Estate, Dublin 24, are owned by the applicant.			

## 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: [ ]
<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.	
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP-305725-19	<p>A Strategic Housing Development, comprising: (i) Demolition of the existing industrial buildings (2,518sq.m); (ii) construction of a 'build-to-rent' housing development providing a total of 245 no. residential apartments (comprising 69 no. studio units, 56 no. one-bed units and 120 no. two-bed units) in a six to eleven storey building over basement. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 21 no. communal amenity spaces (totalling 880sqm), including a communal gym (82.5sqm), and a ground floor level landscaped courtyard. The development is served by an underground carpark (accessed from the Cookstown Road extension currently under construction) providing a total of 79 no. parking spaces (including 75 no. standard spaces and 4 no. mobility impaired user parking spaces), and 468 no. bicycle spaces (388 no. resident spaces at basement level and 80 no. visitor spaces at ground floor level in the central courtyard and on street); (iii) 2 no. commercial units (comprising 129.4sqm and 126.5sqm and accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) at ground floor level; and (iv) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; ESB substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works.</p>	Refused by An Board Pleanala on 13 <sup>th</sup> February 2020

<p>Reg. Ref. SD16A/0270 (The subject site formed part of a much larger parcel – discussed in greater detail in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants, which accompanies this application)</p>	<p>Construction of a mixed residential and commercial development (GFA 38,207.1sq.m) providing a total of 246 apartments in 2 separate buildings, 3 commercial units, 2 community rooms, 2 crèches and 2 ESB substations, along with landscaped courtyards (containing a surface bicycle store to each site), underground car parking, providing an overall total of 233 parking spaces, refuse stores and plant areas. Site A with frontages to Fourth Avenue and Cookstown Road comprises a total of 148 apartments (14 studios, 27 one bed, 95 two bed and 12 three bed), all with private balcony spaces in a building with a maximum height of 7 stories. (Total GFA of 23,483.4m<sup>2</sup>). 2 commercial units of 333m<sup>2</sup> and 197m<sup>2</sup>, 1 community room of 44.8m<sup>2</sup> and 1 crèche of 194.6m<sup>2</sup> with dedicated open space, are proposed at ground floor level. An ESB substation is proposed at ground floor level to service site A. The landscaped courtyard contains bicycle store for 44 bicycles. An underground carpark serviced off Fourth Avenue, contains 148 car parking spaces (of which 19 are disabled) and refuse stores. Site B with a frontage to Cookstown Road comprises a total of 98 apartments (10 studios, 26 one bed, 54 two bed and 8 three bed) all with private balcony spaces in a building with a maximum height of 7 stories (total GFA of 14,723.7m<sup>2</sup>). 1 community room of 29.8m<sup>2</sup> and 1 crèche of 147m<sup>2</sup> with dedicated open space, are proposed at ground floor level. An ESB substation is proposed at ground floor level to service Site B. The landscaped courtyard contains bicycle store for 94 bicycles. An underground carpark serviced off Cookstown Road contains 85 carparking (of which 13 are disabled) spaces and refuse stores. Proposals also included the provision of a new road linking the existing Cookstown Road to Belgard Square North, a new road to Southern boundary of Unit 69, a new pedestrian walkway to the Southern boundary of Units 66 and 67, (which will also allow for the servicing of the proposed ESB substation for Site A) and the provision of a new public park (0.7175ha). The development also</p>	<p>Refused</p>
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	includes the demolition of all existing industrial units and all associated site development works.	
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.:		
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: [ X ] No: [ ]
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>ABP Ref. 303306 - Permission granted 15<sup>th</sup> April 2019 at Belgard House, Belgard Square and the former Uniphar factory, The junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24, for demolition of all existing buildings and construction of a mixed use residential development (total GFA 55,180 sqm) comprising a new urban quarter and streets with 5 no. blocks to provide 438 no. apartment units (including live/work units) and associated amenity facilities, a 403 no. bedspace student accommodation scheme and associated amenity facilities, childcare facility (c.380 sqm), 6 no. retail / commercial units (c.632 sqm in total) and a security room (c.52 sqm). This will comprise phase I of the overall development of the c.7.2 ha. site and will be located on a net site area of 3.45 ha. (excluding proposed temporary car park at grade).</p>		
Is the applicant aware of the site ever having been flooded?		Yes: [ ] No: [ X ]
If the answer is "Yes" above, please give details e.g. year, extent:		
n/a		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [ ] No: [ X ]
If the answer is "Yes" above, please give details:		
n/a		

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

(i) Demolition of the existing industrial buildings (2,518sq.m); (ii) construction of: (a) 252 no. 'build-to-rent' apartments (comprising 50 no. studios, 96 no. one-bed apartments; 100 no. two-bed apartments and 6 no. three-bed apartments) in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sqm of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sqm of external communal amenity space at first and second floor levels; and a 65sqm external covered communal amenity area at first floor level. The development is served by an under-croft carpark accessible from the south-western corner of the site providing a total of 73 no. parking spaces (including 58 no. standard spaces, 10 no. go-car spaces and 5 no. mobility impaired user parking spaces) and 500 no. bicycle spaces at ground floor level (372 no. resident spaces and 128 no. visitor spaces); and (b) 2 no. commercial units (comprising of a 95sqm unit accommodating a café/restaurant and a 145sqm unit accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) and a 275sqm crèche, with associated 86sqm play area, at ground floor level; (iii) road, junction and streetscape upgrade works along Fourth Avenue and Cookstown Road, including the installation a signalized junction at the intersection of Fourth Avenue and Cookstown Road; (iv) Construction of a temporary access road along the southern site boundary; and (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary treatment; plant areas; ESB substations; and all associated site development works.

Please submit a site location map sufficient to identify the land, at appropriate scale.

**Enclosed:**

Yes: [ X ] No: [ ]

Please submit a layout plan of the proposed development, at appropriate scale.

**Enclosed:**

Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>  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:	1. Ref. No. SHD1SPP012/18 2. Ref. No. SHD1SPP021/18 3. Ref. No. SHD1SPP009/20
Meeting date(s):	1. 20 <sup>th</sup> July 2018 2. 12 <sup>th</sup> Decmeber 2018 3. 26 <sup>th</sup> June 2020
<b>(B) Consultation with An Bord Pleanála:</b>  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 Ref. 30441919
Meeting date(s):	26 <sup>th</sup> June 2019
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>  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:	
A copy of the application drawing set and Aeronautical Assessment Report was provided to the Air Corps, Irish Aviation Authority and the Department of Defence in June for review. We also met with the Dept. of Defence on 10 <sup>th</sup> October 2019 while preparing the application.	

## 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: [ ]
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<p>If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Mail, 9<sup>th</sup> October 2020</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>If the answer to above is “Yes”, state date on which the site notice(s) was erected:</p>	<p>9<sup>th</sup> October 2020</p>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ ]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ ] No: [ ]</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: [ X ] No: [ ]</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</p>	

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: [ X ] No: [ ] N/A: [ ]
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. National Transport Authority</li> <li>3. Transport Infrastructure for Ireland</li> <li>4. The Irish Aviation Authority</li> <li>5. Department of Defence</li> <li>6. Commission for Railway Regulation</li> <li>7. South Dublin Childcare Committee</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:	12 <sup>th</sup> October 2020
(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: [ ] No: [ X ]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [ ] No: [ ]
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	
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:	

**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:	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>Discussion regarding this item included in</p>
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	<p>the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><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.</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><b>Enclosed:</b>  Yes: [ X ] No: [ ]  Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><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.</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><b>Enclosed:</b>  Yes: [ ] No: [ ]  N/A: [ X ]</p>
<p><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.</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><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]  Discussion regarding this item included in</p>

	<p>the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><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.</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><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]</p> <p>Discussion regarding this item included in the Response to Pre-Application Consultation Opinion, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]</p> <p>Discussion regarding this item included in the Response to Pre-Application Consultation Opinion, prepared by Hughes Planning and Development Consultants submitted with the application.</p>

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</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:

<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	50	1891.57
1-bed	96	4363.48
2-bed	100	4816.45
3-bed	6	567.02
4-bed	0	N/A
4+ bed	0	N/A

<b>Total</b>	252	11,638.52

<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:	252
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	17,971.9

**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>
Commercial Space	240
Creche	275
Ancillary residential facilities, including external covered amenity space	678.5

**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 <sup>2</sup> :	515
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	18,486.9
(d) Express 15(b) as a percentage of 15(c):	2.8%

**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.

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

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



<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>✓</p> <p>Discussed in the Statement of Response to Pre-planning Opinion, prepared by Hughes Planning and Development Consultants which accompanies this application.</p>	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	2,518
State gross floor space of any proposed demolition, in m <sup>2</sup> :	2,518
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	0
State total gross floor space of proposed works in m <sup>2</sup> :	21,672

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

(a) State existing use of land or structure:	Industrial units
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	n/a
(c) State proposed use(s):	Mixed Use: Build to Rent Residential & Commerical
(d) State nature and extent of any such proposed use(s):	-Buit to Rent residential development – 252 apartments; - Commercial – 2 no. units (totaling 240sqm); and - Creche – 275sqm.
(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:  <b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]	

## 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</li> </ul>	✓	
<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</li> </ul>	✓	
<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?</li> </ul>	✓	
(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.		

**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): \_\_\_\_\_

<b>(D) Irish Water Requirements:</b>	
Please submit the following information:	<b>Enclosed:</b>
(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.	<b>Enclosed:</b> 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.).	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b> 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.	<b>Enclosed:</b> Yes: [ ] No: [ X ]

## 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)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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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: [ X ] No: [ ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 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.
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## 24. Application Fee:

(a) State fee payable for application:	€36,468
(b) Set out basis for calculation of fee:	252 no. apartments at €130 per apt = €32,760; & 515 sq.m (commercial space – all other space is ancillary to BTR units) at €7.20 per sqm = €3,708  <b>Total of 2 no. figures = €36,468</b>
(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	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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<p>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></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)
Date:	12 <sup>th</sup> October 2020



## 26. Contact Details- Not to be Published

### Applicant(s):

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

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

<b>Name(s) of Company</b>	Eamonn Garvey/Alan Keane
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	565776
<b>Contact Name:</b>	Eamonn Garvey
<b>Primary Telephone Number:</b>	086 335 2916
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	eamonn.garvey@ecovisdca.ie

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

<b>First Name:</b>	Hughes Planning and Development Consultants
<b>Surname:</b>	
<b>Address Line 1:</b>	70 Pearse Street
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02PN34
<b>E-mail address (if any):</b>	info@hpdc.ie and margaret.commane@hpdc.ie
<b>Primary Telephone Number:</b>	(01) 539 0710
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	C+W O'Brien Architects
<b>Surname:</b>	
<b>Address Line 1:</b>	1 Sarsfield Quay
<b>Address Line 2:</b>	Arbour Hill
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 7
<b>County:</b>	
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	cmarino@cwoarchitects.ie
<b>Primary Telephone Number:</b>	(01) 5180170
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	Eamonn Garvey
<b>Mobile Number:</b>	086 335 2916
<b>E-mail address:</b>	eamonn.garvey@ecovisdca.ie