



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

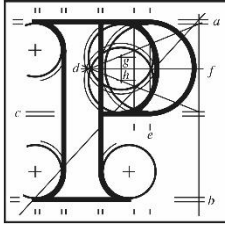
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	The Herbert Building, The Park, Carrickmines, Dublin 18.
Company Registration No:	280647

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

Name:	John Spain Associates
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:	Michael Hussey
Firm/Company:	O'Mahony Pike Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Dun Laoghaire Rathdown County Council</b>
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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:	<b>Glencairn</b>
Address Line 2:	<b>Murphystown Way</b>
Address Line 3:	
Town/City:	<b>Dublin 18</b>
County:	<b>Dublin</b>
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>3455-05, 3455-10, 3456-01, 3456-06</b> <b>X,Y = 719639, 725588</b>
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:	<b>9.59</b> ha
Site zoning in current Development Plan or Local Area Plan for the area:	<b>The subject site is zoned 'Objective A' in the Dun Laoghaire-Rathdown Development Plan 2016-2022. This land use zoning seeks "to protect and / or improve residential amenity". Part of the site is also zoned objective 'F- To preserve and provide for open space with ancillary active recreational amenities'.</b>

Existing use(s) of the site and proposed use(s) of the site:	<b>Existing: Greenfield / Residential</b> <b>Proposed: Residential development.</b>
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**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	<b>X</b>		<b>X</b>

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

**The applicant, Castdale Limited is the owner of the lands on which the residential and childcare facility development is proposed.**

**A letter of consent has been obtained from Dun Laoghaire Rathdown County Council and submitted herewith, for the inclusion of Council lands within the application site boundary in order to deliver links to surrounding pedestrian and cycle infrastructure, tie-in to water services, and upgrades to the junction on Murphystown Way for site access.**

**A letter of consent from Transport Infrastructure Ireland is also submitted, for the inclusion of lands within the application site boundary to provide for entry from Murphystown Way crossing the Luas line.**

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.	<b>Tie-ins and upgrades to surrounding infrastructure:</b>  <b>Dun Laoghaire Rathdown County Council          Level 3, County Hall          Dun Laoghaire          Co. Dublin</b>  <b>Luas line:</b>  <b>Transport Infrastructure Ireland          Parkgate Business Centre,          Parkgate Street,          Dublin 8.</b>
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <b>X</b> ] No: [ ]
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If the answer is "Yes" above, identify the lands and state the nature of the control involved:

**The applicant is the owner of lands to the northwest of the subject site on the opposite side of the Luas line and adjacent to the M50, as indicated within the blue line on the OMP Site Location Map.**

**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><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref.: D17A/0913	<b>A planning application was made by The Secretary of State for Foreign &amp; Commonwealth Affairs of the United Kingdom of Great Britain and Northern Ireland on 13th October 17 for development consisting of the provision of a single storey dwelling, new boundary wall on the northern, eastern and (part) western boundaries of Glencairn House site, new security hut and all associated works.</b>	<b>Final grant of permission issued on the 18<sup>th</sup> of January 2018 subject to 10 no. conditions.</b>
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.:		
<b>N/A</b>		
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):		

<b>N/A</b>	
Is the applicant aware of the site ever having been flooded?	Yes: [ ] No: [ <b>X</b> ]
If the answer is "Yes" above, please give details e.g. year, extent: <b>N/A</b> <b>See SSFRA for further details.</b>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ ] No:[ <b>X</b> ]
If the answer is "Yes" above, please give details: <b>N/A</b>	

## 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 proposed development seeks to demolish an existing house and outbuildings on site and provide for the construction of 341 no. residential units, a childcare facility with a GFA of 300 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works. The application site has an overall area of c. 9.59 hectares.**

**The residential component of the development consists of 243 no. apartments and 98 no. houses, to be provided as follows:**

- 45 no. 1-bed apartments;
- 174 no. 2-bed apartments;
- 24 no. 3-bed apartments;
- 39 no. 3 storey, 4-bed (Type A1) houses;
- 7 no. 3 storey, 4-bed (Type A2) houses;
- 3 no. 3 storey, 5-bed (Type A3) houses;
- 14 no. 2 storey, 3-bed (Type B1) houses;
- 3 no. 2 storey with dormer, 4-bed (Type B2) houses;
- 17 no. 2 storey, 3-bed (Type C1) houses;
- 1 no. 2 storey, 3-bed (Type C2) houses;
- 4 no. 2 storey, 3-bed (Type C3) house;
- 2 no. 2 storey, 5-bed (Type D1) houses; and
- 8 no. 2 storey, 5-bed (Type D2) houses.

**The 243 no. apartments are proposed to be provided within 6 no. apartment buildings of 4 and 5 no. storeys in height, including undercroft basements, 1 no. 4 storey apartment building (with childcare facility at ground floor level) and adjacent surface car parking, and a 2 no. storey apartment building with adjacent surface parking. The houses consist of 2 and 3**



storey terraced, semi-detached and detached dwellings. Bin and cycle storage areas are proposed within the apartment blocks and bin stores are proposed for the houses. A location for a recycling bring bank, 3 no. electricity sub-stations and a DRI unit for gas services are proposed for the site.

The proposal seeks to relocate the entrance portal (including the entrance railings, piers, archways and gates), from the existing location at the entrance to the site, to a new location within the site in closer proximity to the permitted new entrance to Glencairn House (new entrance and boundary wall to Glencairn House permitted under Reg. Reg.: D17A/0913). A new entrance arrangement is to be provided at the existing entrance portal location. The proposal includes landscaping, car parking, and boundary treatments within the curtilage of the existing gate lodge (no works proposed to gate lodge building). The application site includes the ruins of Murphystown Castle (Recorded Monument Ref. No. DU023-025), which are located towards the western boundary of the site, and which are to be incorporated into an open space amenity area.

A total of 519 no. car parking spaces are proposed, which includes 289 no. basement and 230 no. surface level spaces. A total of 24 no. motorcycle parking spaces are proposed. The development provides a total of 530 no. cycle parking spaces. The associated site and infrastructural works include tie-ins to existing infrastructure, foul and surface water drainage, attenuation tanks, open space including playground, cycle stores / spaces, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths. The proposal includes for access to and improvements to the greenway to the south and to Murphystown Way to the west of the application site.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dun Laoghaire Rathdown County Development Plan 2016-2022.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a site layout plan of the proposed development, at appropriate scale.</p>	<p><b>Enclosed:</b> 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:	<b>PAC/SHD/585/17 - Glencairn</b>
Meeting date(s):	<b>17<sup>th</sup> January 2018 (Site Meeting)</b> <b>1<sup>st</sup> March 2018</b> <b>19<sup>th</sup> April 2018</b>

### (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:	<b>ABP-301715-18</b>
Meeting date(s):	<b>4<sup>th</sup> July 2018</b>

### (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**

A pre-application enquiry was made to Irish Water in Summer 2017 and a response was received in Feb 2018 stating that “subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network can be facilitated.” In addition, the response requests that the design is to be reviewed with Irish Water and a Statement of Design Acceptance should be received prior to submission of the full planning application. Finally, Irish Water requested that the Applicant is to enter in to a Project Works Services Agreement to deliver investigations to confirm the available capacity and to determine the full extent of

any wastewater upgrades which may be required to be completed to Irish Water infrastructure.

Further liaison and meetings were held with Irish Water in Spring and Summer of 2018. DBFL received correspondence from Irish Water relating to the proposed foul drainage design submitted at pre-application stage. The issues raised by Irish Water were addressed and a final foul drainage scheme was submitted in July 2018 for design acceptance prior to submission of the full planning application. A statement of design acceptance was received by Irish Water on 14/08/2018.

With regards to the Project Works Services Agreement, Irish Water stated that a scoping exercise to determine the extent of flow and load surveys will continue and once agreed, the Project Work Services Agreement will be issued to the Applicant for their agreement. This scoping exercise is currently being undertaken by Irish Water's Asset Management department.

Irish Water acknowledged that although the Project Works Service Agreement will not be completed before the submission date for the planning application this would not be an issue to them. Irish Water have issued a letter to this effect to the Applicant which accompanies this Planning application.

### **The Department of Culture, Heritage and the Gaeltacht**

#### **Archaeology**

As part of the SHD process the Department of Culture, Heritage and the Gaeltacht was consulted, with a meeting held at the Customs House offices of the Department on the 27<sup>th</sup> of February 2018, and an outline of the development including the preservation in situ of Murphystown Castle and the results of the two phases of archaeological testing were discussed.

Details of the proposals in relation to archaeology were also submitted to the Architectural Heritage section of the Department prior to submission of the final application in August 2018.

#### **Architectural Heritage**

Prior to submission of the application full pack of details relating to the relocation of the existing entrance portal, Architectural Heritage, and Archaeological and Cultural Heritage were submitted to the Architectural Heritage Advisory Unit of the Department. Following the receipt of feedback from the Department, the proposals relating to the existing entrance portal were revised, with a revised proposal forwarded to the Department for consideration on the 31<sup>st</sup> of August 2018. Further comments on the revised proposal were received thereafter, leading to additional updates to the proposal. A final draft of documentation relating to the relocation of the existing entrance portal was forwarded to the Department on the 4<sup>th</sup> of September 2018, which considered to address the concerns raised by the Department. The design team notes that during the construction phase it will be necessary to store the dismantled entrance portal off site and relocate and erect in the new location close to the end of the construction phase.

## **Transport Infrastructure Ireland**

DLRCC facilitated 2 no. meetings with TII in May 2017 and 2018 to discuss the access proposals relative to the Luas line and station adjacent to the application site entrance. The principle of the proposed access arrangement were discussed and the detailed design of the proposals submitted were considered. It was noted that any further detail could be agreed prior to commencement of development in proximity to the Luas works, including final detailed design in respect to the access design and signal control, prior to commencement of development.

Should the Board be minded, it is considered that a condition could be included in any grant of planning permission for the proposed development, requiring that the developer liaise with TII, with final details in respect of the Luas line and TII requirements in that regard to be submitted to the Planning Authority for agreement prior to the commencement of development.

### **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: [ <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:	<b>Irish Daily Mail - 14/09/2018</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> 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:	<b>14/09/2018</b>
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  Sub-threshold EIAR submitted with this application.

If the answer to above is “Yes”, is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]  Please refer to AA Screening Report
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b>
(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"/> ]  Several prescribed bodies have indicated that they do only require a soft copy of the application (please refer to JSA Cover Letter for details and copies of email correspondence confirming same).
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> <li>• <b>Irish Water</b></li> <li>• <b>National Transport Authority (NTA)</b></li> <li>• <b>Transport Infrastructure Ireland (TII)</b></li> <li>• <b>The Department of Culture Heritage and the Gaeltacht</b></li> <li>• <b>An Taisce</b></li> <li>• <b>The Heritage Council</b></li> <li>• <b>Faite Ireland</b></li> <li>• <b>The Arts Council</b></li> <li>• <b>Luas Operator</b></li> <li>• <b>Coras Iompair Eireann</b></li> <li>• <b>Commission for Railway Regulation</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Dun Laoghaire Rathdown County Childcare Committee</b></li> </ul> <p>Letters issued to the above accompany 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><b>14/09/2018</b></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: [ <b>X</b> ]</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>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b></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: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p>
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**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: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]   <b>N/A</b></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	N/A	N/A
2-bed	N/A	N/A
3-bed	36	4,562m <sup>2</sup>
4-bed	49	8,713m <sup>2</sup>
4+ bed	13	2669 m <sup>2</sup>
<b>Total</b>	<b>98</b>	<b>15,944 m<sup>2</sup></b>



<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	N/A	N/A
1-bed	45	2,374m <sup>2</sup>
2-bed	174	15,384m <sup>2</sup>
3-bed	24	2,736m <sup>2</sup>
4-bed	N/A	N/A
4+ bed	N/A	N/A
<b>Total</b>	<b>243</b>	<b>20,495 m<sup>2</sup></b>

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

(b) State total number of residential units in proposed development:	<b>341</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>39,764m<sup>2</sup></b>

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facility (c. 60 - 75 spaces)	300
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>300m<sup>2</sup></b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>40,064m<sup>2</sup></b>
(d) Express 15(b) as a percentage of 15(c):	<b>0.75%</b>

**16. Strategic Housing Development Details:**

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

<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>X</b>  <b>Please refer to the JSA Statement of Consistency and Planning Report and the OMP Design Statement</b>	

<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 style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to the JSA Statement of Consistency and Planning Report, the BSM Landscape Design Statement, and the OMP Design Statement</b></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 style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to the JSA Statement of Consistency and Planning Report, the BSM Landscape Design Statement, the DBFL TTA and Engineering Services Report, and the OMP Design Statement</b></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 style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to the PMEPP Utilities Report</b></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>		<b>X</b>
<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 style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to demolition drawing and JSA Planning Report</b></p>	

	and Statement of Consistency	
<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><b>X</b></p> <p><b>Proposal seeks to relocate existing entrance portal and associated structures. Please refer to form attachment for summary response. For detailed response please refer to the Justification Report for Relocation of the Entrance Portal prepared by JSA, DBFL, OMP and Molloy Associates.</b></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><b>X</b></p> <p><b>Please refer to the OMP Architectural Drawings</b></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>		<b>X</b>
<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</p>		<b>X</b>

<p>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>		<b>X</b>
<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>	<b>X</b>	<b>Notice of Entry on the Vacant Sites Register – Please refer to form attachment.</b>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<b>X</b>
<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>	<b>X</b>	<b>Please refer to schedule of documents and JSA Statement of Response to ABP's Opinion</b>

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>573 m<sup>2</sup> total</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>493 m<sup>2</sup> total</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>80 m<sup>2</sup> Gatelodge</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>40,144 m<sup>2</sup></b>

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

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

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>Please refer to Part V brochure, drawings and documentation accompanying this application</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X</p> <p>Please refer to Part V documentation including costings accompanying this application.</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X</p> <p>Please refer to Part V brochure accompanying this application.</p>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development	N/A	

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.		
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**20. Water Services:**

<p><b>(A) Proposed Source of Water Supply:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p><b>(B) Proposed Wastewater Management / Treatment:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p><b>(C) Proposed Surface Water Disposal:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p>



Soakpit: <input type="checkbox"/>	
Watercourse: <input checked="" type="checkbox"/>	
Other (please specify): <b>Please refer to Engineering Services Report for further details</b>	
<b>(D) Irish Water Requirements:</b>	
Please submit the following information:  (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.  <b>Please refer to 2 no. letters from Irish Water submitted herewith.</b>	<b>Enclosed:</b>  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.  <b>Please refer to letters from Irish Water submitted herewith.</b>	<b>Enclosed:</b>  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.).  <b>Please refer to the Engineering Report and drainage drawings prepared by DBFL Consulting Engineers. All water and wastewater infrastructure proposals will comply with Irish Water's Standard Details and Codes of Practice.</b>	<b>Enclosed:</b>  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.	<b>Enclosed:</b>  Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

<p><b>Please refer to the Engineering Report prepared by DBFL Consulting Engineers.</b></p>	
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p> <p><b>Please refer to the Engineering Report prepared by DBFL Consulting Engineers.</b></p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>

## 21. Traffic and Transportation

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

## 22. Taking in Charge

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

Please refer to the taken in charge drawing prepared by OMP Architects, and included in their drawing pack.

### 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

**Please refer to the schedule of drawings included with OMP's, DBFL's, BSM's and PMP's drawing packs.**

### 24. Application Fee:

(a) State fee payable for application:	<b>€ 56,490</b>
(b) Set out basis for calculation of fee:	<b>341 units X €130 = €44,330</b>  <b>Creche GFA 300 sq.m X €7.20 per sq.m = €2,160</b>  <b>Submission of EIAR = €10,000</b>
(c) Is the fee enclosed with the application?	<b>Enclosed:</b>  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	<b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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Guidelines for Homes in Ireland” at  
[www.universaldesign.ie](http://www.universaldesign.ie)

**Elements of the proposed development that demonstrate compliance with the principles of Universal Design include:**


- **Provision of a broad mix of housing types;**
- **Provision of suitable access to and circulation within proposed buildings;**
- **Provision of accessible, easy-to-use car parking, designed to meet the needs of all car users; and**
- **Provision of suitably located and designed road crossing points throughout the scheme.**

**The proposed development is designed to comply with Part M of the Building Regulations 1997-2017.**

**Please refer to the Design Statement prepared by OMPArchitects for further information.**

## Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	14/09/2018

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	<b>See Section 1, 2 and below</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 Director(s):</b>	Michael Cotter, Angela Cotter, Emma Cotter, Seán O'Neill
<b>Company Registration Number (CRO):</b>	280647
<b>Contact Name:</b>	Dick Cuddihy
<b>Primary Telephone Number:</b>	01 2136000
<b>Other / Mobile Number (if any):</b>	N/A
<b>E-mail address:</b>	DCuddihy@parkdevelopments.ie

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

<b>First Name:</b>	Paul
<b>Surname:</b>	Turley
<b>Address Line 1:</b>	John Spain Associates,
<b>Address Line 2:</b>	39 Fitzwilliam Place
<b>Address Line 3:</b>	Dublin 2
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 ND61
<b>E-mail address (if any):</b>	pturley@johnspainassociates.com
<b>Primary Telephone Number:</b>	01 6625803
<b>Other / Mobile Number (if any):</b>	0879913162

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

<b>First Name:</b>	Michael
<b>Surname:</b>	Hussey
<b>Address Line 1:</b>	OMP Architects,
<b>Address Line 2:</b>	The Chapel,
<b>Address Line 3:</b>	Mount St. Annes,
<b>Town / City:</b>	Milltown, Dublin 6.
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 XN52
<b>E-mail address (if any):</b>	mhussey@omp.ie
<b>Primary Telephone Number:</b>	01 202 7400
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>Name:</b>	Dick Cuddihy
<b>Mobile Number:</b>	086 8338799
<b>E-mail address:</b>	DCuddihy@parkdevelopments.ie

**ATTACHMENT TO APPLICATION FORM**  
**Strategic Housing Development Details (Section 16)**

**(a) details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect**

**Housing Density**

Overall net density of 66 dwellings per hectare. The Statement of Response prepared by OMP Architects illustrates how the net density figure has been calculated.

**Plot Ratio**

0.8:1 (based on net developable area)

**Site Coverage**

26% (based on net developable area)

**Building Heights**

The 243 no. apartments are proposed to be provided within 6 no. apartment buildings (4 and 5 no. storeys in height), including undercroft basements, 1 no. 4 storey apartment building (with childcare facility at ground floor level) with adjacent surface car parking, and a 2 no. storey apartment building with adjacent surface parking. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings.

**Layout and Aspect**

Key elements of the proposed layout include:

- The proposed layout is designed to enhance permeability and encourage walking and cycling to and from, and within the proposed development.
- The proposed development provides for a broad mix of unit sizes and types, ranging from one-bedroom apartments to large five-bedroom houses.
- The main area of apartments proposed within the development is situated in the north-western corner of the subject site, adjacent to the architectural features associated with Murphystown Castle and proximate to the Luas line outside the subject site.
- As set out in the OMP Design Statement, the proposed apartments have been designed so as to sit into the topography of the subject site and to draw on key views and design features across the site.
- Taller 5-storey cores with pitched roofs line the woodland edge of the site, with lower 4-storey cores stepping down towards the castle ruins. Landscaped courtyards separate the blocks, linking the residential units to the surrounding landscaped spaces and maintaining sightlines between the castle and the woodland.
- The apartment buildings at this location sit above a basement car park, which takes advantage of the 3m slope across this portion of the subject site.



- Further apartments are proposed in the southwest of the subject site, in an area which will also accommodate the proposed childcare facility.
- A final apartment element is proposed near the northeast corner of the subject site. 52 no. units are provided within this block, which was included following suggestions made by the Planning Authority during the course of pre-application meetings, in order to increase the density of the overall development.
- The development will include homezone areas and a range of public open spaces.
- Provision is made for a significant open space and woodland buffer to the M50.
- Provision of links with the greenway to the south and The Gallops residential area, segregated pedestrian and cycle access from Murphystown Way, and strong internal pedestrian and cycle connections.

For further detail, including in respect of the individual buildings proposed, please refer to the Design Statement, Site Layout Plan and architectural drawings prepared by OMP Architects.

**(b) details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision**

**Public Open Space**

C. 4.4 ha of public open space is proposed. Please refer to the Planning Report and Statement of Consistency prepared by John Spain Associates and to the Landscape Design Statement and landscape drawings prepared by BSM Landscape Architects for further detail.

**Private Open Space**

Private open space is provided in the form of rear gardens for the houses, terraces and balconies, which will all meet or exceed the relevant standards. Please refer to the Design Statement and architectural drawings prepared by OMP Architects for further detail.

**Landscaping**

Key landscaping proposals include:

- Retention of significant areas of green space and woodland in the northern reaches of the site;
- Retention of existing mature trees, wherever feasible
- Retention of the lime avenue; and
- High quality landscape treatment around the castle and the relocated entrance portal and flanking walls.

Please refer to the Landscape Design Statement and landscape drawings prepared by BSM Landscape Architects for further detail.

#### **Play Facilities**

Proposed play facilities include a castle-themed playground located close to Murphystown Castle ruins within the site.

#### **Pedestrian Permeability**

Measures to promote pedestrian permeability include:

- Development will include multiple pedestrian connections to Murphystown Way and areas to the south, including connections to the existing greenway.
- A permeable block layout is proposed throughout which will encourage walking and cycling.
- The proposed layout includes a series of public and communal open space areas.
- A clear hierarchy of streets is proposed, including shared surface areas / homezones.

Please refer to the Design Statement prepared by OMP Architects, and the DBFL TTA for further detail.

#### **Vehicular Access**

Vehicular access is proposed from Murphystown Way, which requires the relocation of the existing entrance portal associated with Glencairn House.

Please refer to the Traffic and Transportation Impact Assessment, Engineering Report and detailed drawings of the entrance arrangement prepared by DBFL for further detail.

#### **Parking Provision**

A total of 519 no. car parking spaces are proposed, which includes 289 no. basement and 230 no. surface level spaces. A total of 24 no. motorcycle parking spaces are proposed. The development provides a total of 530 no. cycle parking spaces.

### **(c) details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses**

The development includes the following proposals to integrate with surrounding land uses:

- Proposed densities respond to the surrounding context, increasing towards the Luas line and stepping down to respect the adjacent protected structure and to have regard to the specific security requirements of the Ambassador's residence.
- Landscape buffer and woodland area to separate the site from the M50.
- Links are proposed to the existing greenway to the south of the site with a segregated cycle and pedestrian access onto Murphystown Way.
- Ease of access to the Luas and bus services is prioritised.

Please refer to the Design Statement and Site Layout Plan prepared by OMP Architects and to the Landscape Design Statement and landscape drawings prepared by BSM Landscape Architects for further detail.

**(d) details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals**

**Services Infrastructure (other than water)**

Other services infrastructure such as cabling will be provided for in accordance with the requirements of the relevant service providers. Please refer to the PMEP Description of Utilities Report for further details.

In respect of the phasing proposals for the development, please refer to the OMP Design Statement and the OMP Phasing Drawing submitted along with this planning application.

**(f) details of the proposed demolition of any structure (including a habitable house), in whole or in part**

The proposed development includes the demolition of the outbuildings on the subject site and a single detached house.

**(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  
If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.**

The proposed development provides for the relocation of the existing entrance portal and associated structures.

For a detailed response and explanation in this regard, please refer to the following documents submitted with the application:

- JSA Statement of Response
- Glencairn Entrance Landscape Design Rationale Brochure
- Entrance Avenue Drawing- Illustrating the existing and proposed landscape setting of the entrance portal and avenue.

- Relocated Entrance Portal Drawings- Illustrating the existing arrangement and proposed development.
- Gate Lodge Details Drawing- The proposal includes landscaping, car parking, and boundary treatments for the existing gate lodge (no works proposed to gate lodge structure).
- Photomontage Brochure in Appendix 7.1 of the EIAR- Illustrating the existing, permitted (new boundary wall and entrance to Glencairn House) and proposed context relating to the entrance portal, it's proposed new location and including boundary treatment changes to the Gate Lodge.
- Justification Report for the Relocation of the Entrance Portal, prepared by JSA, Molloy Associates and DBFL Consulting Engineers.
- Detailed Architectural Heritage Impact Assessment included as Chapter 5 of the EIAR

**(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?**

**If “yes”, enclose details with this application.**

Part of the subject site (the portion of the site which is owned by the applicant, Castdale Limited), is subject to a Notice of Entry on the Vacant Sites Register. This notice was issued by Dun Laoghaire Rathdown County Council on the 27<sup>th</sup> of June 2018 under Ref. No.: VS0004.

An appeal of the entry of these lands onto the Vacant Sites Register has been submitted to An Bord Pleanála on the 24<sup>th</sup> of July 2018. A decision has not yet been made on this appeal.

**(n) information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development**

Please refer to the Statement of Response to An Bord Pleanála’s Opinion prepared by John Spain Associates which outlines the additional information required for submission by the Board, all of which has been provided as part of this final application pack.

**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 2001-2017 that exceeds 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 carry out an EIA screening in respect of a proposed strategic housing development.
  
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
  
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

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