



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

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

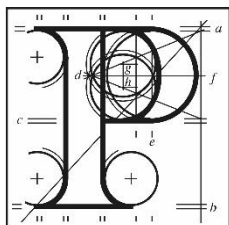
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	<b>CENTURY HOUSE, HAROLD'S CROSS ROAD, DUBLIN 6W D6W P993</b>
Company Registration No:	<b>604365</b>

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

Name:	<b>ROBERT KERAN, VIRTUS PROJECT MANAGEMENT</b>
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:	<b>PAUL URWIN</b>
Firm/Company:	<b>C&amp;W O'BRIEN ARCHITECTS</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>SOUTH DUBLIN 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>A 7.985 HECTARE SITE COMPRISING 7.783 HECTARES LOCATED TO THE EAST OF STONEY HILL ROAD, RATHCOOLE, CO. DUBLIN AND 0.202 HECTARES COMPRISING AN EXISTING UNDEVELOPED PORTION OF THE PEYTON RESIDENTIAL ESTATE LOCATED TO THE WEST OF THE EXISTING ROUNDABOUT NORTH OF STONEY HILL ROAD</b>
Address Line 2:	
Address Line 3:	
Town/City:	<b>RATHCOOLE</b>
County:	<b>CO. DUBLIN</b>
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>ITM CENTRE PT. COORDS 702180, 726169</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>7.985 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>THE VAST MAJORITY OF SUBJECT LANDS ARE ZONED 'RES-N', WITH AN OBJECTIVE TO: "PROVIDE FOR NEW RESIDENTIAL COMMUNITIES IN ACCORDANCE WITH APPROVED AREA PLANS"'. PART OF THE</b>

	<b>SITE IS ZONED 'RU', WITH AN OBJECTIVE TO "PROTECT AND IMPROVE RURAL AMENITY AND TO PROVIDE FOR THE DEVELOPMENT OF AGRICULTURE". THE SITE ALSO INCLUDES A PORTION OF EXISTING OPEN SPACE AT PEYTON. THIS SITE IS ZONED 'OS', WITH AN OBJECTIVE "TO PRESERVE AND PROVIDE OPEN SPACE AND RECREATIONAL AMENITIES".</b>
Existing use(s) of the site and proposed use(s) of the site:	<b>EXISTING USE: AGRICULTURE PROPOSED USE: RESIDENTIAL</b>

**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:			
<b>THE VAST MAJORITY OF THE APPLICATION SITE IS WITHIN THE OWNERSHIP OF THE APPLICANT. PART OF THE APPLICATION SITE EXTENDS ONTO THE ROAD AT STONEY HILL ROAD, WHICH IS IN THE OWNERSHIP OF OTHERS</b>			
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>AS ABOVE, THE APPLICANT OWNS THE MAJORITY OF THE SITE. DETAILS ARE:</b>  <b>ROMEVILLE DEVELOPMENTS LTD CENTURY HOUSE, HAROLD'S CROSS ROAD, DUBLIN 6W D6W P993</b>  <b>A PORTION OF THE SITE IS WITHIN THE OWNERSHIP OF:</b>  <b>BITTERMILL LTD CENTURY HOUSE HAROLD'S CROSS ROAD DUBLIN 6W D6W P993</b>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <b>X</b> ] No: [ ]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

**THE APPLICANT OWNS LANDS EXTENDING TO THE SOUTH. THESE LANDS ARE OUTLINED IN BLUE ON THE SITE LOCATION PLAN.**

**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
SD08A/0858	RESIDENTIAL DEVELOPMENT CONSISTING OF 9 NO. TWO BEDROOM TWO STOREY HOUSES, 12 NO. THREE BEDROOM TWO STOREY HOUSES, 8 NO. THREE BEDROOM TWO STOREY DORMER HOUSES, 25 NO. FOUR BEDROOM TWO STOREY DORMER HOUSES (TOTAL 54 NO. UNITS); FOR 100 CAR SPACES, ALL ESTATE ROADS, FOOTPATHS AND ALL LANDSCAPING AND SITE WORKS ON AND UNDER LAND INCLUDING A CHILDREN'S PLAYGROUND; WITH PROPOSED VEHICLE ACCESS FROM THE NEW RATHCOOLE DISTRIBUTOR ROAD TO BE CONSTRUCTED TO THE SOUTH WITH PEDESTRIAN ACCESS ONLY TO RATHCOOLE PARK	REFUSED BY SOUTH DUBLIN COUNTY COUNCIL
SD18A/0364	DEMOLITION OF 3 NO. EXISTING DWELLINGS AND THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT COMPRISING OF 99 NO. RESIDENTIAL UNITS IN TOTAL, AND ASSOCIATED AND ANCILLARY WORKS.	WITHDRAWN

<b>SD18A/0413</b>	<b>THE PROPOSED DEVELOPMENT ON LANDS TO THE EAST OF STONEY HILL ROAD WILL CONSIST OF THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT COMPRISING OF 93 NO. IN TOTAL, AND ASSOCIATED AND ANCILLARY WORKS.</b>	<b>WITHDRAWN</b>
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SD06A/0699	<p><b>REDUCTION IN THE NUMBER OF UNITS FROM 273 UNITS TO 268 UNITS, WITH THE CHANGE IN UNIT TYPES AS FOLLOWS: REVISION IN NUMBERS OF TYPE A, 2 BED 2 STOREY TERRACED UNITS FROM 25 TO 22, REVISION IN NUMBERS OF TYPE G, 4 BED 2 STOREY PLUS ATTIC SEMI DETACHED HOUSES FROM 18 TO 22, REVISION IN NUMBERS OF TYPE G1, 4 BED 2 STOREY PLUS ATTIC CORNER SEMI DETACHED HOUSES FROM 12 TO 6. HOUSES 19, 20, 89, 90 AND 149 (TOTAL 5 UNITS) HAVE BEEN OMITTED. THE NUMBER OF UNIT TYPES A1, A2, E, E1, F, F1 AND D REMAIN UNCHANGED. THE AREA OF PUBLIC OPEN SPACE IN FRONT OF THE EXISTING FOREST HILLS ESTATE HAS BEEN INCREASED. THE NUMBERS AND TYPES OF APARTMENTS IN BLOCKS A, B, C AND D REMAIN UNCHANGED. APARTMENT BLOCKS C AND D AND THE COMMUNAL BIN STORE HAVE BEEN RELOCATED TOWARDS THE EAST. REVISIONS ALSO INCLUDE THE RETENTION AND RE-ALIGNMENT OF THE EXISTING STONEY ROAD, WITH THE INTRODUCTION OF A NEW ROUNDABOUT TO SERVE THE SITE. REVISIONS HAVE BEEN MADE TO THE LAYOUT OF 16 NO. TYPE G AND G1 HOUSES AT THE ENTRANCE, WITH THE CRECHE BEING RELOCATED TO THE NORTH. THE SIZE AND HOURS OF OPERATION OF THE CRECHE REMAINS THE SAME, WITH THE DECREASE IN THE OUTSIDE PLAY AREA FROM 581SQ.M. TO 405SQ.M. AND THE INCREASE IN STAFF PARKING / DROP OFF AREA FROM 30 SPACES TO 31 SPACES. REVISIONS HAVE ALSO BEEN MADE TO HOUSES 49 TO 63, WITH THESE HOUSES BEING RELOCATED TOWARDS THE WEST . THE TOTAL NUMBER OF RESIDENTIAL CAR PARKING SPACES HAS DECREASED FROM 457 TO 453, COMPRISING OF 349 SURFACES CAR PARKING SPACES AND 104 BASEMENT CAR PARKING SPACES.</b></p>	GRANTED
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Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [ ] No: [ <b>X</b> ]
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: [ ] No: [ <b>X</b> ]
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>	
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 DEVELOPMENT COMPRISES OF THE DEMOLITION OF 5 NO. EXISTING RESIDENTIAL PROPERTIES AND ASSOCIATED OUTBUILDINGS AND WILL CONSIST OF THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT OF 204 NO. UNITS, COMPRISING 151 NO. HOUSES (INCLUDING DUPLEXES) AND 53 NO. APARTMENTS. THE HOUSES COMPRISE OF 7 NO. TYPOLOGIES WITH A TOTAL OF 123 NO. UNITS WITH A MIX OF SEMI-DETACHED AND TERRACE UNITS AND WITH A BREAKDOWN OF 111 NO. 3 BED UNITS AND 12 NO. 4 BED UNITS. TYPOLOGIES F, H, L AND M ARE TWO STOREY, TYPOLOGIES D, G AND K ARE TWO STOREY PLUS DORMER WINDOWS. THE DUPLEX UNITS COMPRISE A TOTAL OF 28 NO. 3 STOREY UNITS IN A TERRACE ARRANGEMENT WITH 10 NO. TWO BED HOUSE UNITS AND 18 NO. 3 BED HOUSE UNITS, ALL BELOW APARTMENTS AT SECOND FLOOR LEVEL. THE APARTMENTS ABOVE THE DUPLEX UNITS COMPRISE OF 10 NO. 2 BED UNITS AND 4 NO. 3 BED UNITS. THERE ARE AN ADDITIONAL 39 NO. APARTMENTS IN A SINGLE BLOCK TO THE NORTH-WEST COMPRISING OF 10 NO. 1 BED UNITS, 23 NO. 2 BED UNITS AND 6 NO. 3 BED UNITS LOCATED IN A SINGLE FOUR STOREY OVER BASEMENT/UNDERCROFT PARKING BLOCK (WITH A SETBACK TOP FLOOR) TO THE NORTH-WEST OF THE APPLICATION SITE. THE BASEMENT FOR THE APARTMENT BLOCK INCLUDES 49 NO. CAR PARKING SPACES, 87 NO. BICYCLE PARKING SPACES, CIRCULATION, PLANT AREAS, REFUSE STORAGE AREAS AND OTHER ASSOCIATED FACILITIES. THERE ARE AN ADDITIONAL 12 NO. VISITOR BICYCLE PARKING SPACES FOR THE APARTMENT BLOCK PROVIDED AT SURFACE LEVEL. ACCESS TO THE APARTMENT BLOCK IS DIRECTLY FROM STONEY HILL ROAD VIA A NEW ACCESS FROM AN EXISTING DROPPED KERB.**

**THE DEVELOPMENT ALSO INCLUDES 306 NO. SURFACE CAR PARKING SPACES (TOTAL CAR PARKING PROVISION OF 355 NO. SPACES INCLUDING 49 NO. SPACES AT THE APARTMENT BLOCK), 169 NO BICYCLE PARKING SPACES (COMPRISING OF 99 NO. SPACES AT BASEMENT AND SURFACE FOR THE APARTMENT BLOCK, 60 NO. SECURE SPACES FOR**

THE APARTMENTS IN THE DUPLEX UNITS, AND 10 NO. VISITOR PARKING SPACES AT SURFACE LEVEL), COMMUNAL OPEN SPACE FOR THE APARTMENTS, PUBLIC OPEN SPACE INCLUDING A CHILDREN'S PLAYGROUND AND A LINEAR PARK TO THE SOUTH OF THE SITE NEW VEHICULAR ENTRANCES FROM STONEY HILL ROAD (ONE TO THE APARTMENT BUILDING TO THE NORTH OF THE SITE AT STONEY HILL ROAD AND A SECOND TO THE REMAINDER OF THE DEVELOPMENT FURTHER SOUTH ON STONEY HILL ROAD), A SEPARATE PEDESTRIAN AND CYCLE ACCESS ADJACENT TO THE EXISTING ROUNDABOUT ON STONEY HILL ROAD TO THE NORTH-WEST OF THE SITE, INTERNAL VEHICULAR ROUTES TO INCLUDE FOOTPATHS AND CYCLEWAYS, 3 NO. ESB SUBSTATIONS (INCLUDING 1 NO. INTEGRAL TO THE APARTMENT BUILDING), REFUSE/BIN STORES, PUBLIC LIGHTING, BOUNDARY TREATMENT, PROVISION OF POTENTIAL PEDESTRIAN/CYCLE LINKAGES TO RATHCOOLE PARK TO THE NORTH, DRAINAGE AND CIVILS WORKS TO FACILITATE THE DEVELOPMENT, AND ALL OTHER ASSOCIATED AND ANCILLARY DEVELOPMENT/WORKS. THE TOTAL GROSS FLOORSPACE OF THE DEVELOPMENT DESCRIBED ABOVE IS CIRCA 23,042.73 SQ.M.

THE PROPOSED DEVELOPMENT ALSO INCLUDES A 2 NO. STOREY CRECHE BUILDING OF 639.2 SQ.M PLUS AN OUTDOOR PLAY AREA OF 624.31 SQ.M LOCATED ON AN EXISTING UNDEVELOPED PORTION OF THE PEYTON SITE LOCATED TO THE WEST OF STONEY HILL ROAD. THE CRECHE INCLUDES 10 NO. CAR PARKING SPACES AND 20 NO. BICYCLE PARKING SPACES. THE CRÈCHE DEVELOPMENT INCLUDES ALL ASSOCIATED AND ANCILLARY WORKS.

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

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	<b>SHD1SPP014/19</b>
Meeting date(s):	<b>21<sup>ST</sup> MAY 2019</b>

<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:	<b>ABP-305677-19</b>
Meeting date(s):	<b>27<sup>TH</sup> NOVEMBER 2019</b>
<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:	
<b>NONE, WITH EXCEPTION OF IRISH WATER CONSULTATIONS RESULTING IN CONFIRMATION OF FEASIBILITY AND CONFIRMATION OF DESIGN ACCEPTANCE (ENCLOSED WITH APPLICATION)</b>	

## 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 STAR</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>27<sup>th</sup> July 2020</b>

<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: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b></p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. <b>AN TAISCE</b></li> <li>2. <b>SOUTH DUBLIN COUNTY CHILDCARE COMMITTEE</b></li> <li>3. <b>HERITAGE COUNCIL</b></li> <li>4. <b>IRISH WATER</b></li> <li>5. <b>MINISTER FOR CULTURE, HERITAGE AND THE GAELTACHT</b></li> <li>6. <b>NATIONAL TRANSPORT AUTHORITY</b></li> </ol>

	<p><b>7. TRANSPORT INFRASTRUCTURE IRELAND</b>  <b>8. THE ARTS COUNCIL</b>  <b>9. FAILTE IRELAND</b>  <b>10. INLAND FISHERIES IRELAND</b></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>27<sup>th</sup> July 2020</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>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</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>	

## 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 checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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> <p><b>REFER TO  'RESPONSE TO AN  BORD PLEANALA  OPINION'</b></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 checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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	10 (all duplex units)	<b>847.70</b>
3-bed	129 (111 no. houses and 18 no. duplexes)	<b>15,861.87</b>
4-bed	12 (all house units)	<b>2,019.60</b>
4+ bed		
<b>Total</b>	<b>151</b>	<b>18,729.17</b>



<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	10	<b>534.56</b>
2-bed	33	<b>2,727.22</b>
3-bed	10	<b>1,051.78</b>
4-bed		
4+ bed		
<b>Total</b>	<b>53</b>	<b>4,313.56</b>

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

(b) State total number of residential units in proposed development:	<b>204</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>23,042.73</b>

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

N/A

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facilities (90 no. of childcare spaces)	<b>639.20 sq.m</b>
<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>639.20 m<sup>2</sup></b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>23,042.73 m<sup>2</sup></b>
(d) Express 15(b) as a percentage of 15(c):	<b>2.76%</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) 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?	<b>X</b>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b>	
(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?	<b>X</b>	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If "Yes", enclose a brief explanation with this application.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If "Yes", enclose a brief explanation with this application.	<b>X (Refer to Planning Report and Statement of Consistency)</b>	
(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.		<b>X</b>
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or		<b>X</b>

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

<p>permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p><b>X (REFER TO ‘RESPONSE TO AN BORD PLEANALA OPINION’ FOR SCHEDULE OF INFORMATION ENCLOSED</b></p>	
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**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>950.6 sq.m (5 no. residential properties and associated outbuildings)</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>950.6 sq.m</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0 sq.m</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>No works proposed to existing buildings, other than demolition</b>

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

(a) State existing use of land or structure:	<b>AGRICULTURE</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>RESIDENTIAL</b>
(d) State nature and extent of any such proposed use(s):	<b>204 NO. RESIDENTIAL UNITS AND CRECHE</b>

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

**Enclosed:** Yes: [  ] 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>X</b>	
(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 1003 1031 1451">(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>	<b>X</b>	
<ul style="list-style-type: none"> <li data-bbox="300 1480 1031 1765">(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>	<b>X</b>	
<ul style="list-style-type: none"> <li data-bbox="300 1809 1031 1877">(iii) a layout plan showing the location of proposed Part V units in the development?</li> </ul>	<b>X</b>	
(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.		
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**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

Group Water Scheme:  Name of Scheme: \_\_\_\_\_

Private Well:

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

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): \_\_\_\_\_

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

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:



Watercourse:        [   ]
Other (please specify): _____

**(D) Irish Water Requirements:**

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

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

## 22. Taking in Charge

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

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><b>REFER TO ENCLOSED COVER LETTER WHICH PROVIDES A SCHEDULE OF ALL DOCUMENTS AND DRAWINGS</b></p>
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## 24. Application Fee:

(a) State fee payable for application:	<b>€26,520</b>
(b) Set out basis for calculation of fee:	<b>204 no. units x €130</b>
(c) Is the fee enclosed with the application?	<b>Enclosed:</b>

	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
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### Declaration

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

Signed: (Applicant or Agent as appropriate)	<i>Robert Kean</i> <b>VIRTUS</b>
Date:	<b>27<sup>th</sup> July 2020</b>

26. Contact Details- Not to be Published

Applicant(s): NOT APPLICABLE

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

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	GARETH STANLEY, COLIN STANLEY
Company Registration Number (CRO):	604365
Contact Name:	GARETH STANLEY
Primary Telephone Number:	087 7989000
Other / Mobile Number (if any):	
E-mail address:	<a href="mailto:GARETH.STANLEY@STANLEYRESIDENTIAL.IE">GARETH.STANLEY@STANLEYRESIDENTIAL.IE</a>

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

First Name:	ROBERT
Surname:	KERAN
Address Line 1:	VIRTUS PROJECT MANAGEMENT
Address Line 2:	THE GLASSHOUSE
Address Line 3:	11 COKE LANE, SMITHFIELD
Town / City:	DUBLIN 7
County:	
Country:	
Eircode:	
E-mail address (if any):	<a href="mailto:ROBERT.KERAN@VIRTUSPM.IE">ROBERT.KERAN@VIRTUSPM.IE</a>

<b>Primary Telephone Number:</b>	<b>087 7817209</b>
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	<b>PAUL</b>
<b>Surname:</b>	<b>URWIN</b>
<b>Address Line 1:</b>	<b>C&amp;W O'BRIEN ARCHITECTS</b>
<b>Address Line 2:</b>	<b>NO.1 SARSFIELD QUAY</b>
<b>Address Line 3:</b>	
<b>Town / City:</b>	<b>DUBLIN 7</b>
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	<b>D07 R9FH</b>
<b>E-mail address (if any):</b>	<b>PURWIN@CWOARCHITECTS.IE</b>
<b>Primary Telephone Number:</b>	<b>00353 1 518 0170</b>
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	<b>ROBERT KERAN</b>
<b>Mobile Number:</b>	<b>087 7817209</b>
<b>E-mail address:</b>	<b><a href="mailto:ROBERT.KERAN@VIRTUSPM.IE">ROBERT.KERAN@VIRTUSPM.IE</a></b>

### **General Guidance Note:**

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

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the



Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

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

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.