



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

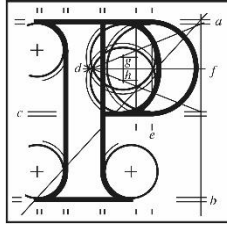
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	70 Sir John Rogerson Quay, Dublin 2 (ICAV authorised in accordance with therelevant sections of the Companies Act.
Company Registration No:	C188052

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

Name:	McCutcheon Halley Chartered Planning Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Brian Feely
Firm/Company:	Henry J. Lyons Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former Player Wills site and Undeveloped Land in Ownership of Dublin City Council
Address Line 2:	South Circular Road
Address Line 3:	Dublin 8
Town/City:	Dublin
County:	Dublin
Eircode:	D08 T6DC, D08 PW25, D08 X7F8 and D08 EK00
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM Centre Point Coordinates: X,Y= 714221.0,732809.0
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:	3.06 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<ul style="list-style-type: none"> Zone 14 – To seek the social economic and physical development and/or rejuvenation of an area with mixed use of which residential and “Z6” would be the predominant uses.

	<ul style="list-style-type: none"> Zone 1 - To protect, provide and improve residential amenities
Existing use(s) of the site and proposed use(s) of the site:	<p>Current: Vacant Industrial Factory (Player Wills) & undeveloped amenity land (DCC)</p> <p>Proposed: Strategic Housing Development</p>

7. Applicant's Interest in the Site:

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

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

The application area is approx. 3.06 hectares and includes the Player Wills site (2.39 hectares) owned by the Applicant and an additional 0.67 hectares under the control of Dublin City Council. The latter is included to provide a public park, a public road connecting the Player Wills site with the Bailey Gibson site and works to South Circular Road and works to facilitate connections to municipal services at Donore Avenue. A Letter of Consent is included with this application.

State Name and Address of the Site Owner:

If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.

Owner: DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV

Address: 70 Sir John Rogerson Quay, Dublin 2

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [X] No: []

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

The Applicant, DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV, own land to the west, the 'Bailey Gibson' site on South Circular Road and to the north, the remaining lands of the former Player Wills factory site.

Please refer to the blue line on drawing no. PL0001 for details of the applicant's ownership.

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p> <p>Please refer to Section 3 of accompanying <i>Planning Statement and Statement of Consistency with Dublin City Development Plan 2016-2022</i> prepared by McCutcheon Halley Planning Consultants for full planning history.</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP Ref. PL29S. 221190 (DCC Ref: 3130/06)	Mixed use residential and commercial development comprising 484 No. residential units, 15 No. commercial/retail units, 2071sq.m offices, a school building, creche, community centre and ancillary site works.	An Bord Pleanála - 11 April 2008
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.:		
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 checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p> <p>PL29S.307221 - Strategic Housing Development: Demolition of all existing structures on site and the construction of 416 no. residential units (4 no. houses and 412 apartments) and associated site works. Location Former Bailey Gibson Site 326-328 South Circular Road, Dublin 8. Grant Permission, 14.09.2020</p>		
Is the applicant aware of the site ever having been flooded?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please give details e.g. year, extent:		

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please give details:	

9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> • 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.
<p>The development will consist of;</p> <ol style="list-style-type: none"> the demolition of all buildings (15,454 sq.m GFA), excluding the original fabric of the former Player Wills Factory, to provide for the development of a mixed use(residential, community, arts and culture, creche, food and beverage and retail) scheme comprising predominantly build to rent apartment dwellings (492 no.) together with a significantly lesser quantity of single occupancy shared accommodation private living areas (240 no.), with an average private living floor area of 24.6 sq.m (double the minimum private living space size required for single occupancy shared accommodation) and a arts/culture/community hub within the repurposed ground floor of the former factory building; change of use, refurbishment, modifications and alterations to the former Player Wills Factory building (PW1) to include the removal of 1 no. later addition storey (existing 4th storey) and the later addition rear (northern) extension, retention and modification of 3 no. existing storeys and addition of 2 no. storeys set back on the building’s south, east and west elevations with an 8-storey projection (max. height 32.53m) on the north eastern corner, with a cumulative gross floor area of 17,630 sq.m including ancillary uses, comprising; <ol style="list-style-type: none"> at ground floor 852 sq.m of floor space dedicated to community, arts and cultural and exhibition space together with artist and photography studios (Class 1 and Class 10 Use), 503 sq.m of retail floor space (Class 1 Use), 994 sq.m of café/bar/restaurant floor space, 217 sq.m of co-working office

- floor space (Class 3 Use) and ancillary floor space for welfare facilities, waste management and storage;
- b. 240 no. single occupancy shared accommodation private living areas, distributed over levels 1-4, including 2 no. rooms of 30 sq.m, 49 no. rooms of 25 sq.m; 14 no. rooms of 23 sq.m, 58 no. rooms of 22.5 sq.m, 8 no. rooms of 20 sq.m, 104 no. rooms of 19 sq.m and 5 no. disabled access (Part M) rooms (3 no. 32 sq.m and 2 no. 26 sq.m); 21 no. kitchen/dining areas, and, 835 sq.m of dedicated shared accommodation services, amenities and facilities distributed across levels 1-4, to accommodate uses including lounge areas, entertainment (games) area, 2 no. external terraces (Level 03 and 04), laundry facilities, welfare facilities and waste storage;
 - c. 47 no. build-to rent apartments distributed across levels 1-7 including 12 no. studio apartments; 23 no. 1 bed apartments, 8 no. 2 bed apartments: and 4 no. 3-bed apartments;
 - d. 1,588 sq.m of shared (build to rent and shared accommodation) services, amenities and facilities including at ground floor reception/lobby area, parcel room, 2 no. lounges and administration facilities; at Level 01 entertainment area, TV rooms, entertainment (games room), library, meeting room, business centre; at Level 02 gym and storage and at Level 07, a lounge area.
 - e. Provision of communal amenity outdoor space as follows; PW1 - 450 sq.m in the form of roof terraces dedicated to shared accommodation and 285 sq.m roof terrace for the proposed apartments.
 - f. a basement (190 sq.m) underlying the proposed 8-storey projection to the northeast of PW1 to accommodate plant.
- iii. the construction of 445 no. Build to Rent apartment units, with a cumulative gross floor area of 48,455 sq.m including ancillary uses distributed across 3 no. blocks (PW 2, 4 and 5) comprising;
- a. PW2 (45,556 sq.m gross floor area including ancillary uses) - 415 no. apartments in a block ranging in height from 2-19 storeys (max. height 63.05m), incorporating 16 no. studio units; 268 no. 1 bed apartments, 93 no. 2 bed apartments and 38 no. 3-bed apartments. At ground floor, 2 no. retail units (combined 198 sq.m) (Class 1 use), and a café/restaurant (142 sq.m). Tenant services, amenities and facilities (combined 673 sq.m) distributed across ground floor (lobby, mail room, co-working and lounge area), Level 06 (terrace access) and Level 17 (lounge). Provision of communal amenity open space including a courtyard of 1,123 sq.m and roof terraces of 1,535 sq.m
 - b. Double basement to accommodate car parking, cycle parking, waste storage, general storage and plant.
 - c. PW4 (1,395 sq.m gross floor area including ancillary uses) - 9 no. apartments in a part 2-3 storey block (max. height 10.125m) comprising, 2 no. 2-bed duplex apartment units and 7 no. 3-bed triplex apartment units. Provision of communal amenity open space in the form of a courtyard 111 sq.m
 - d. PW5 (1,504 sq.m gross floor area including ancillary uses) - 21 no. apartments in a 4 storey block (max. height 13.30m) comprising 12 no. studio apartments, 1 no. 1-bed apartment, 5 no. 2-bed apartments, and 3 no. 3-bed apartments. Provision of communal amenity space in the form of a courtyard 167sq.m.

- iv. the construction of a childcare facility (block PW4) with a gross floor area of 275 sq.m and associated external play area of 146 sq.m;
- v. the provision of public open space with 2 no. permanent parks, 'Players Park' (3,960 sq.m) incorporating active and passive uses to the northwest of the former factory building on lands owned by Dublin City Council; 'St. Catherine's Park' (1,350 sq.m) a playground, to the north east of the Player Wills site adjacent to St. Catherine's National School. A temporary public park (1,158 sq.m) to the northeast of the site set aside for a future school extension. The existing courtyard (690 sq.m) in block PW1 (former factory building) to be retained and enhanced and a public plaza (320 sq.m) between proposed blocks PW and PW4.
- vi. 903 no. long-stay bicycle parking spaces, with 861 no. spaces in the PW2 basement and 42 no. spaces at ground level in secure enclosures within blocks PW4 and PW5. 20 no. spaces reserved for non-residential uses and 110 no. short-stay visitor bicycle spaces provided at ground level.
- vii. 4 no. dedicated pedestrian access points are proposed to maximise walking and cycling, 2 no. from South Circular Road, 1 no. from St. Catherine's Avenue and 1 no. from Donore Avenue.
- viii. in the basement of PW2, 148 no. car parking spaces to serve the proposed build to rent apartments including 19 no. dedicated disabled parking spaces and 6 no. motorcycle spaces. 20 no. spaces for a car sharing club ('Go Car' or similar). 10% of parking spaces fitted with electric charging points.
- ix. in the basement of PW2, use for 81 no. car parking spaces (1,293 sq.m net floor area) including 5 no. dedicated disabled parking spaces, 3 no. motorcycle spaces and 10% of parking spaces fitted with electric charging points to facilitate residential car parking associated with future development on neighbouring lands. The area will not be used for carparking without a separate grant of permission for that future development. In the alternative, use for additional storage (cage/container) for residents of the proposed development.
- x. 37 no. surface level car parking spaces including 3 no. disabled access and 3 no. creche set down spaces and 10% fitted with electric charging points. 2 no. loading bays and 2 no. taxi set-down areas.
- xi. development of internal street network including a link road (84m long x 4.8m wide) to the south of the proposed 'Players Park' on land owned by Dublin City Council that will provide connectivity between the former 'Bailey Gibson' site and the 'Player Wills' site.
- xii. vehicular access will be provided via Donore Avenue with a one-way exit provided onto South Circular Road to the east of block PW1(the former factory building);
- xiii. replacement and realignment of footpaths to provide for improved pedestrian conditions along sections of Donore Avenue and South Circular Road and realignment of centreline along sections of Donore Avenue with associated changes to road markings;
- xiv. a contra-flow cycle lane is proposed at the one-way vehicular exit to the east of PW1 (former factory building) to allow 2-way cycle movements via this access point;
- xv. decommissioning of existing 2 no. ESB substations and the construction of 2 no. ESB substations and associated switch rooms, 1 no. single ESB substation in PW 1 (43.5 sq.m) and 1 no. double ESB substation in PW2 (68 sq.m);
- xvi. the construction of a waste and water storage building (combined 133 sq.m, height 4.35m) to the west of building PW1;
- xvii. all ancillary site development works; drainage, rooftop solar photovoltaics (20 no. panels total), landscaping, boundary treatment and lighting.

An **Environmental Impact Assessment Report** accompanies this application under separate cover and concludes that post-mitigation, the proposed development will not give rise to significant effects on the environment.

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

Please see Drawing no. PL0001 – Site Location Map submitted under separate cover.

Enclosed:

Yes: [X] No: []

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

Please see Drawing no. PL0003 – Site Layout Plan submitted under separate cover.

Enclosed:

Yes: [X] No: []

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:

- 0018/20
- 0016/20
- 0002/20
- 0033/19

Please refer to Section 4 of accompanying *Planning Statement and Statement of Consistency with Dublin City Development Plan 2016-2022* prepared by Mc Cutcheon Halley Chartered Planning Consultants for full details of pre-planning consultation meetings held with Dublin City Council.

Meeting date(s):

- 9th September 2020
- 2nd July 2020
- 10th March 2020
- 7th February 2020
- 7th May 2019

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:

ABP-307178-20

Meeting date(s):	15th July 2020
(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:	
Consultation with Irish Water - Please refer to Appendix II of the Civil Engineering Infrastructure Report for Planning prepared by BMCE submitted under separate cover which includes the Irish Water Confirmation of Feasibility letter and the Irish Water Statement of Design Acceptance.	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Irish Daily Star 16th December 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	16th December 2020
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. Please see Drawing no. PL0001 – Site Location Map submitted under separate cover.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. Please see notice included with the cover letter.	Enclosed: 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? Please refer to accompanying report entitled Appropriate Assessment Screening Report prepared by Brady Shipman Martin which concludes that the proposed development will not result in any likely significant impact on any relevant European site, either alone or in-combination with other plans or projects, in light of their conservation objectives.	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"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> • Irish Water • Transport Infrastructure Ireland • National Transport Authority • Department of Culture, Heritage and the Gaeltacht • Heritage Council • An Taisce • Department of Education and Skills • Coraslompair Eireann • Dublin City Childcare Committee

<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>16th December 2020</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: [X]</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: [X]</p> <p>Not Applicable</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>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>Please refer to the <i>Planning Statement and Statement of Consistency with Dublin City Development Plan 2016-2022</i> prepared by MH Planning and submitted under separate cover.</p> <p>The proposed scheme exceeds the height threshold established in the Dublin City Development Plan and accordingly a material contravention arises. A <i>Material Contravention Statement</i> prepared by MH Planning accompanies this application under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> <p>Not Applicable</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p> <p>Please refer to the <i>Statement of Consistency with National, Regional & S.28 Ministerial Guidelines</i> prepared by MH Planning and submitted under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part</p>	

<p>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>Please refer to the report entitled <i>Response to An Bord Pleanála Pre-application Consultation Opinion</i> prepared by MH Planning and submitted under separate cover.</p>	<p>Enclosed: 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>Please refer to the report entitled <i>Response to An Bord Pleanála Pre-application Consultation Opinion</i> prepared by MH Planning and submitted under separate cover.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p> <p>The proposed scheme exceeds the height threshold established in the Dublin City Development Plan and as such a material contravention arises. A <i>Material Contravention Statement</i> prepared by MH Planning accompanies this application under separate cover.</p>	<p>Enclosed: 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:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	40	1,569 sq.m
1-bed	292	14,462 sq.m
2-bed	103	7,986 sq.m
2-bed duplex	3	262 sq.m
3-bed	45	4,700 sq.m
3-bed triplex	7	861 sq.m
4-bed	N/A	N/A
4+ bed	N/A	N/A
Shared Accommodation	240	5,206 sq.m
Total	732	35,046 sq.m

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

(b) State total number of residential units in proposed development:	732
(c) State cumulative gross floor space of residential accommodation, in m ² :	50,136 sq.m

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facility (Class 8(b))	275 sq.m
Culture, Arts and Community Hub (Class 1 & Class 10)	852 sq.m
Retail (Class 1)	701 sq.m
Food & Beverage	1,136 sq.m
Co-Working Office (Class 3)	217 sq.m

81 no. car parking spaces	1,293 sq.m
*Tenant Amenities and Facilities	3,096 sq.m
*Shared Accommodation Kitchen/ Dining/ Living Facilities	1,036 sq.m
<p>*These uses support the BtR residential development as proposed.</p> <p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>Please refer to the <i>Childcare Demand Report</i> prepared by MH Planning and submitted under separate cover.</p>	

(b) State cumulative gross floor space of non-residential development in m ² :	8,606 sq.m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	66,085 sq.m
(d) Express 15(b) as a percentage of 15(c):	13.02%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(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?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling	X	

(including broadband provision) and any phasing proposals enclosed with the application?		
(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.		X
(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. The development includes the demolition of vacant former industrial buildings on site (15,454 sq.m GFA), excluding the original fabric of the former Player Wills Factory.	X	
(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.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(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		X

<p>Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		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 permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p> <p>The Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála requested specific information to be submitted with this application. A response to each of the matters raised is included in the report entitled <i>Response to An Bord Pleanála Pre-application Consultation Opinion</i> prepared by McCutcheon Halley Planning Consultants and submitted under separate cover.</p>	X	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	23,817 sq.m
State gross floor space of any proposed demolition, in m ² :	15,454 sq.m
State gross floor space of any building(s) / structure(s) to be retained in m ² :	8,363 sq.m
State total gross floor space of proposed works in m ² :	66,085 sq.m

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

(a) State existing use of land or structure:	Brownfield Vacant Industrial Factory & undeveloped greenfield
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Industrial (Factory)
(c) State proposed use(s):	<ul style="list-style-type: none"> Residential (including Residential Tenant Amenities and Facilities and Shared Accommodation Kitchen/ Dining and Living Areas) Creche (Class 8(b)) Culture, Arts and Community Hub (Class 1 & Class 10) Retail (Class 1) Food & Beverage Co-Working Office (Class 3) 81 no. car parking spaces to serve future residential development proposal
(d) State nature and extent of any such proposed use(s):	Please refer to the Development Description provided in response to Question 9 of this application form.

<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</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?	<input checked="" type="checkbox"/>	
<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>Please refer to accompanying <i>Part V Proposal</i> submitted under separate cover.</p>	<input checked="" type="checkbox"/>	
<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>	<input checked="" type="checkbox"/>	

Please refer to accompanying <i>Part V Proposal</i> submitted under separate cover.		
(iii) a layout plan showing the location of proposed Part V units in the development? Please refer to accompanying <i>Part V Proposal</i> submitted under separate cover.	X	
(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. N/A		

20. Water Services:

(A) Proposed Source of Water Supply:
<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>
(B) Proposed Wastewater Management / Treatment:
<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>

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:

(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.

Please refer to Appendix II of the [Civil Engineering Infrastructure Report for Planning](#) prepared by BMCE submitted under separate cover which includes the Irish Water Confirmation of Feasibility letter and the Irish Water Statement of Design Acceptance.

Enclosed:

Yes: [] 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.

Please refer to Appendix II of the [Civil Engineering Infrastructure Report for Planning](#) prepared by BMCE submitted under separate cover which includes the Irish Water Confirmation of Feasibility letter and the Irish Water Statement of Design Acceptance.

Enclosed:

Yes: [] No: []

<p>(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.).</p> <p>Please refer to the <i>Civil Engineering Infrastructure Report for Planning</i> prepared by BMCE submitted under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p> <p>Please refer to the <i>Civil Engineering Infrastructure Report for Planning</i> prepared by BMCE submitted under separate cover.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</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>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p>	

Please refer to drawing no's. PL0090 and PL0091 – Taking in Charge, submitted under separate cover.

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 provided with each set of drawings (Architectural, Landscape, Engineering, Traffic and Public Lighting) submitted with this application.

24. Application Fee:


(a) State fee payable for application:	€ 80,000
(b) Set out basis for calculation of fee:	Maximum fee for SHD Application - €80,000
(b) Is the fee enclosed with the application? Confirmation of the Electronic Payment made to ABP on 4 th December 2020 is appended to the Cover Letter	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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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)	
Date:	16 th December 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Ryan
Surname:	Crossman
Address Line 1:	Hines Real Estate Ireland Ltd.
Address Line 2:	Clanwilliam House
Address Line 3:	Clanwilliam Court
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 KR90
E-mail address (if any):	Ryan.crossman@hines.com
Primary Telephone Number:	01 799 9900
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Brian Moran, Kevin Molony, Leo Hertog, Vincent Fokke
Company Registration Number (CRO):	C188052 Fund registration name, as registered with the Central Bank of Ireland
Contact Name:	Ryan Crossman (on behalf of Hines Real Estate Ireland Limited, the Company's Asset and Development Manager)
Primary Telephone Number:	01 799 9900
Other / Mobile Number (if any):	N/A
E-mail address:	Ryan.crossman@hines.com

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

First Name:	McCutcheon Halley Chartered Planning Consultants (Paula Galvin)
Surname:	N/A
Address Line 1:	Kreston House
Address Line 2:	Arran Court
Address Line 3:	Arran Quay
Town / City:	Dublin 7
County:	Dublin
Country:	Ireland
Eircode:	D07 K271
E-mail address (if any):	pgalvin@mhplanning.ie
Primary Telephone Number:	086 263 9050

Other / Mobile Number (if any):	01 804 4477
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Person responsible for preparation of maps, plans and drawings:

First Name:	Brian
Surname:	Feely
Address Line 1:	Henry J Lyons Architects
Address Line 2:	51-54 Pearse Street
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 KA66
E-mail address (if any):	Brian.feely@hjlyons.com
Primary Telephone Number:	01 888 3333
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Robert Keran
Mobile Number:	087 781 7209
E-mail address:	Robert.keran@virtuspm.ie

General Guidance Note:

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

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

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

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

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