

An  
Bord  
Pleanála

## Strategic Housing Development Application Form

### Before you fill out this form

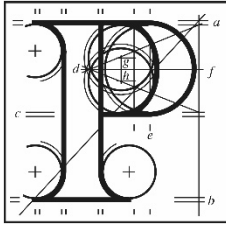
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Century House, Harolds Cross Road, Dublin 6W  D6W P993
Company Registration No:	580620

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

Name:	Agent: Doyle Kent Planning Partnership Ltd
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:	Jonny Mc Kenna
Firm/Company:	Metropolitan Workshop (MW)

**5. Planning Authority**

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire Rathdown County Council
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**6. Site of Proposed Strategic Housing Development:**

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former Europa Garage Site
Address Line 2:	Newtown Avenue
Address Line 3:	Blackrock
Town/City:	
County:	Co Dublin
Eircode:	N/A

Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS Number: N0086920		
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:			0.49 hectares
Site zoning in current Development Plan or Local Area Plan for the area:	Zoning 'A' – 'To protect and/or improve residential amenity' as set out in the Dun Laoghaire Rathdown Development Plan 2016-2022 and the Blackrock Local Area Plan		
Existing use(s) of the site and proposed use(s) of the site:	Vacant and cleared former car sales and garage  Proposed: 101 no. apartments		

**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
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Applicant is contracted to develop the site upon receipt of planning permission.  Letter of Consent enclosed from HITC Properties Ltd.			

<p>State Name and Address of the Site Owner:</p> <p><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.</p>	<p>HITC Properties Limited Century House, Harolds Cross Road, Dublin 6W  D6W P993</p>	
<p>Does the applicant own or control adjoining, abutting or adjacent lands?</p>	<p>Yes: [ ] No: [ <input checked="" type="checkbox"/> ]</p>	
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>N/A</p>		

## 8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ ]</p>
<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>	
<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>	

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
<p><b>D17A/0137 &amp; ABP Ref. PL06D.248456</b></p>	<p>Demolition of the garage buildings on site (c.2103 sqm) and the construction of a residential development (GFA c.7925.4 sqm incl. basement) of 2-4 storeys in height over 3 blocks. Overall, the residential scheme (c.5039.1 sqm) shall provide for 51 no. residential units; 42 no. apartment units and 9 no. houses. The apartment units will consist of 11 no. 1-bed units (c.46-69 sqm) and 31 no. 2-bed units (c.77-100 sqm) all with associated private balconies/terraces to the north/south/east/west elevations and the 9 no. houses will be c.109123 sqm with associated private terraces/rear garden areas to the south/west. Block A (4 storeys) shall provide for 39 no. apartment units (total GFA c.3595.4 sqm); Block B (2-3 storeys) shall comprise of 3 no. apartments and 1 no. house (total GFA c.1021.2 sqm and Block C (2-2.5 storeys) shall provide for a terraced block of 8 no. houses (total GFA c.422,5 sqm). Basement level (c.2886.3 sqm) shall provide for 67 no. car parking spaces; 50 no. bicycle spaces; 3 no. motorcycle spaces and associated works.</p>	<p>Grant Permission</p>
<p><b>D15A/0620 &amp; ABP Ref. PL06D.245914</b></p>	<p>Demolition of the former building on site (c.2,103.2 sqm) and the construction of a residential development (total GFA c.8,377.2 sqm incl. basement level) of 1-4 storeys in height plus set back fifth floor element over 3 blocks. Overall, the residential component (c.5,050.5 sqm) was to provide for 44 no. apartment units and 9 no. town house units in the form of 12 no. 1 bed units (c.55-65.1 sqm); 23 no. 2 bed units (c.86.2-108.5 sqm); and 18 no. 3 bed units (c.106.2-142.9 sqm), all with associated balcony/terrace/private rear garden areas. Block A (4 storeys with additional set back penthouse level) was to provide for 35 no. apartment units (total GFA c.2.857 sqm); Block B (4 storeys) to comprise 9 no. apartment units (total GFA c.907.4 sqm); and Block C (1-3 storeys) to provide for a terraced block of 9 no. house units (total GFA c.1,286.1 sqm). Basement level (c.3,326.7 sqm) was to provide for 83 no. car parking spaces; 66 no. bicycle parking spaces; plant areas and associated works.</p>	<p>Refuse Permission</p>

<b>D13A/0496</b>	Planning permission for a 1 year temporary permission for the retention of a 2.4m high palisade fence.	Grant permission
<b>D11A/0576</b>	Planning permission GRANTED for the temporary retention for a 1year period for a 2.4m high palisade fence with an eastern entrance gate to the eastern and northern perimeter of the former Europa car-sales Garage.	Grant permission
<b>D09A/0339</b>	Planning permission GRANTED for a period of 2-years for the retention of a 2.4m high palisade fence with an eastern entrance gate to the eastern & northern perimeter.	Grant permission
<b>D05A/1413 &amp; ABP Ref. PL06D.216035</b>	Planning permission for the demolition of the existing motor showroom buildings and erection of 69 No. one and two bedroom apartments in two five and six storey blocks over basement car park; ESB substation, and associated ancillary site works with access from Newtown Avenue. The development was reduced to 60 no. apartments on appeal.	Grant permission

Is the site of the proposed development subject to a current appeal to An Bord Pleanála? Yes: [ ] No: [  ]

If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:

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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 [  ]

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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):

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N/A

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Is the applicant aware of the site ever having been flooded? Yes: [ ] No:[ X ]

If the answer is "Yes" above, please give details e.g. year, extent:

N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying? Yes: [ ] No:[ X ]

If the answer is "Yes" above, please give details:

N/A

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

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

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

The development will consist of the construction of a residential development providing 101 residential units (GFA c.11,889 sq.m including basement) of 1 - 6 storeys together with residential accommodation in attic floor over (two units) in two Pavilion style buildings. The apartment units will consist of 51 no. 1-bed units (c.49 - 61 sq.m), 42 no. 2-bed units (c.66 - 94 sq.m) and 8 no. 3-bed units (c.96 - 108 sq.m) all with associated private balconies/terraces to the north/south/east/west elevations. Block A (1 - 4 storeys) shall provide for 47 no. apartment units (total GFA c. 3,627 sq.m); Block B (3 - 6 storeys plus attic floor) shall comprise of 54 no. apartments (total GFA c.5,041 sq.m). Basement level (c.3,204 sqm) shall provide for 73 no. car parking spaces (including visitor, GO-Car and mobility impaired); 194 no. bicycle spaces; plant areas; switch room; bin storage area; and surface water attenuation tank. The development proposal shall also provide for c.1,162 sq.m of communal open space and 302 sq.m of public open space; basement ramp adjacent to north-western boundary; new pedestrian accesses off Newtown Avenue to north; 50 no. bicycle parking spaces at grade; bin holding area; ESB substation; structural works to existing western boundary wall; amendments to a portion of existing southern boundary wall reinstating it to a height of +21.380m O.D. between the front building line of number 7 Craigmere Gardens and the rear boundary of the property; all other ancillary site development works, and site services required to facilitate the proposed development.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p>Please see MW Site Location Plan (drawing no. 1908) submitted at a scale of 1:500 on A1</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p> <p>Please see MW Site Layout – Ground Level 00 (drawing no. 1908 101 001) submitted at a scale of 1: 200 A1 and Site Layout typical level – Typical Level 03 (drawing no. 1908 101 004) submitted at a scale of 1:200 A1</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 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>	
<p>Planning Authority reference number:</p>	<p>SHD/PAC/398/19</p>
<p>Meeting date(s):</p>	<p>22<sup>nd</sup> November 2019 and 4<sup>th</sup> March 2020</p>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p>ABP-307181-20</p>
<p>Meeting date(s):</p>	<p>30<sup>th</sup> September 2020</p>

**(C) Any Consultation with Prescribed Authorities or the Public:**

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Irish Water – Correspondence was received from Irish Water (IW) on the 27<sup>th</sup> January 2020 which confirmed feasibility at the pre- app stage for connection to the public water and drainage infrastructure and on the 12<sup>th</sup> June 2020 IW confirmed acceptance of the design for the public and drainage infrastructure. The letters from IW are included with the application.

**11. Application Requirements**

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail 8 <sup>th</sup> December 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	9 <sup>th</sup> December 2020

<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.  Please see <a href="#">MW Site Location Plan (drawing no. 1908)</a> submitted at a scale of 1:500 on A1</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ ] No [ <input checked="" type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> <a href="#">N/A</a> Yes: [ ] No: [ ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> <a href="#">N/A</a> Yes: [ ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ ] No: [ <input checked="" type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ ] No: [ <input checked="" type="checkbox"/> ]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ ] No: [ ] <a href="#">N/A</a>
(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: [ ] <a href="#">Copy sent to DLRCC</a>
(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: [ ] N/A: [ ]

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> <li>- National Transport Authority</li> <li>- Irish Water</li> <li>- Minister for Culture Heritage and the Gaeltacht</li> <li>- Heritage Council</li> <li>- An Taisce</li> <li>- Dun Laoghaire Rathdown County Childcare Committee</li> </ul>
<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>10<sup>th</sup> December 2020</p> <p>Electronic format as requested by the Prescribed Bodies</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: [ ]</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p> <p><a href="#">See Planning Report and Statement of Consistency.</a></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><a href="#">See Planning Report and Statement of Consistency which sets out details of consistency with the Blackrock Local Area Plan 2015- 2021 included with the application.</a></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><a href="#">See Planning Report and Statement of Consistency.</a></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. <b>N/A</b></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>

**Note:** The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

[See Planning Report and Statement of Consistency.](#)

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

**Enclosed:**

Yes: [ ] No: [ ]  
N/A: [ X ]

(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.

**Enclosed:**

Yes: [ X ] No: [ ]  
N/A: [ ]

[See ABP Response Document enclosed.](#)

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?

[See Statement of Material Contravention enclosed.](#)

**Enclosed:**

Yes: [ X ] No: [ ]

### 14. Proposed Residential Development:

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



<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	N/A	N/A
1-bed	51	2635.9
2-bed	42	3369.3
3-bed	8	826.5

4-bed	N/A	N/A
4+ bed	N/A	N/A
<b>Total</b>	<b>101</b>	<b>6831.7</b>

<b>Student Accommodation- N/A</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	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
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

(b) State total number of residential units in proposed development:	101
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	8,668 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:  Residential development only proposed	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	N/A
<p><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.</p> <p><b>Report included on Creche Demand and Needs Assessment</b></p>	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	N/A
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	N/A
(d) Express 15(b) as a percentage of 15(c):	N/A

**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	

<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	X	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	X	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p><b>N/A</b></p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X

<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<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 permission for the proposed development, so included?  If “Yes”, give details of the specified information accompanying this application.</p> <p>Please see enclosed ABP Response document which requested that the following information: be included:</p> <ol style="list-style-type: none"> <li>1. (a) - provide additional drainage details  (b)- Details of Part V provision</li> <li>2. CGI’s of primary elevations to public roads and communal spaces</li> <li>3. A Materials Strategy</li> <li>4. A Landscape Plan</li> <li>5. A Housing Quality Assessment</li> <li>6. Details of cycle parking provision</li> <li>7. A Building Life Cycle Report</li> <li>8. An operational Waste management plan</li> <li>9. Taking In charge layout</li> <li>10. Details of public lighting</li> </ol>		X
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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> :	N/A
State gross floor space of any proposed demolition, in m <sup>2</sup> :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	N/A
State total gross floor space of proposed works in m <sup>2</sup> :	N/A

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

(a) State existing use of land or structure:	Cleared Site
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Motor sales and associated garage
(c) State proposed use(s):	Residential with semi-private and public open space
(d) State nature and extent of any such proposed use(s):	101 apartments, semi-private and public open space, surface cycle parking (50 spaces) and basement with 194 no. cycle spaces, 73 no. car parking spaces, plant areas; switch room; bin storage area; and surface water attenuation tank.

(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
<p>(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?</p> <p><b>Detailed Part V Report included with the application</b></p>	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>Please refer to MW Part V Booklet Enclosed for full details of proposals</p>	



<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X Please refer to MW Part V Booklet enclosed for full details</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X Please refer to MW Part V Booklet enclosed for full details</p>	
<p>(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.</p>	<p>N/A</p>	

**20. Water Services:**

<p><b>(A) Proposed Source of Water Supply:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [ <input type="checkbox"/> ] New Connection: [ <input checked="" type="checkbox"/> ]</p> <p>(b) Public Mains: [ <input checked="" type="checkbox"/> ]</p> <p>Group Water Scheme: [ <input type="checkbox"/> ] Name of Scheme: _____</p> <p>Private Well: [ <input type="checkbox"/> ]</p> <p>Other (please specify): _____</p>
<p><b>(B) Proposed Wastewater Management / Treatment:</b></p>

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:

(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.

#### Enclosed:

Yes: [  ] No: [ ]  
[Pre-Connection Confirmation of Feasibility Letter and Statement of Design Acceptance letter from Irish Water enclosed Appendix E- Water Services and FRA Cora Consulting](#)

<p>(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.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <a href="#">See IW Statement of Design Acceptance- Appendix E- Water Services and FRA Cora Consulting</a></p>
<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><b>Enclosed:</b>  Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b>  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><b>Enclosed:</b>  Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A</p>

## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <a href="#">Transportation Assessment Report prepared by NRB Consulting enclosed</a></p>
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<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Framework Travel Plan, included at Appendix G of the Transport Assessment Report, prepared by NRB Consulting enclosed</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Road Safety Audit included at Appendix F of the Transportation Assessment Report prepared by NRB Consulting enclosed</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 type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p>	

## 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>See cover letter enclosed providing details of all maps, plans and drawings enclosed with the application, stating title, scale, and drawing number.</p>
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**24. Application Fee:**

(a) State fee payable for application:	€13,130
(b) Set out basis for calculation of fee:	Residential Units: €130 X 101 new no. units = €13,130
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

**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: [ X ] No: [ ] The design team have had regard to the principles of Universal Design. Please refer to the architectural, engineering and landscape drawings, and accompanying reports illustrating the detailed design and access proposals within the scheme.</p>
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### Declaration

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

Signed: (Applicant or Agent as appropriate)	 Agent: Doyle Kent Planning Partnership Ltd
Date:	8 <sup>th</sup> December 2020

**26. Contact Details- Not to be Published**

Applicant(s):

<b>First Name:</b>	<a href="#">See below – Seabren Developments Limited</a>
<b>Surname:</b>	
<b>Address Line 1:</b>	
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	<a href="#">Seabren Developments Limited</a>
<b>Company Registration Number (CRO):</b>	<a href="#">580620</a>
<b>Contact Name:</b>	<a href="#">Michael Moran</a>
<b>Primary Telephone Number:</b>	<a href="#">+353 (0)1 5167088</a>
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	<a href="mailto:info@seabren.ie">info@seabren.ie</a>

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

<b>First Name:</b>	<a href="#">Karl</a>
<b>Surname:</b>	<a href="#">Kent</a>
<b>Address Line 1:</b>	<a href="#">Doyle Kent Planning Partnership Ltd,</a>
<b>Address Line 2:</b>	<a href="#">Carysfort Avenue</a>

<b>Address Line 3:</b>	Blackrock
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	A94Y3Y0
<b>E-mail address (if any):</b>	info@doylekent.com
<b>Primary Telephone Number:</b>	087 6263918
<b>Other / Mobile Number (if any):</b>	01 2835275

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

<b>First Name:</b>	Jonny
<b>Surname:</b>	Mc Kenna
<b>Address Line 1:</b>	Metropolitian Workshop
<b>Address Line 2:</b>	Fumbally Court, Tower 2,
<b>Address Line 3:</b>	Fumbally Lane
<b>Town / City:</b>	Dublin 8
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D08 N2N8
<b>E-mail address (if any):</b>	info@metwork.co.uk
<b>Primary Telephone Number:</b>	01 531 4889
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	Karl Kent
<b>Mobile Number:</b>	_085 7394853
<b>E-mail address:</b>	info@doylekent.com





**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.

HITC Properties Limited  
Century House, Harolds Cross Road, Dublin 6W  
Company Reg: 505543

01/12/2020

To whom it may concern,

Please be advised, we as the directors of HITC Properties Limited, give Seabren Developments consent to make planning applications on behalf of HITC Properties.

**HITC Properties Limited**

Directors: Tina Moran  
Michael Moran

Company Secretary: Tina Moran

Registered Number: 505543

Registered Address: Century House  
Harolds' Cross Road  
Dublin 6W

Trading Address: Red Cow Complex  
Naas Road  
Dublin 22

If you require any further information, please do not hesitate to contact us.

Kind regards



Michael Moran



Tina Moran