



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:	Green Urban Living N11 Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	22 Ely Place Dublin 2 D02 AH73
Company Registration No:	642604

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

Name:	Stephen M. Purcell, KPMG Future Analytics
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:	Peter Heffernan
Firm/Company:	Wilson Architecture

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dún 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:	Lands associated with St. Laurence College
Address Line 2:	Wyattville Park
Address Line 3:	
Town/City:	Loughlinstown
County:	Co. Dublin
Eircode:	D18 AK07
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Centre Point Coordinates: X,Y= 724235.627,723795.2059 Map Series Map Sheets 1:1,000 3457-16 1:1,000 3457-21 1:2,500 3456-D
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:	c. 3 ha (30,133 sq.m)
Site zoning in current Development Plan or Local Area Plan for the area:	Zoning Objective A – “to protect and/or improve residential amenity”.
Existing use(s) of the site and proposed use(s) of the site:	Existing Uses: Underutilised Grassed Fields and an AstroTurf Sports Facility and

	<p>Hardcourt Area (associated with St. Laurence College).</p> <p>Proposed Uses: Residential; Crèche; Café; Car, Motorcycle and Bicycle Parking; Open Space; AstroTurf Pitch; and Bin Store/ Vehicle Shed.</p>
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The Marianists of Ireland are the owner of the lands at St. Laurence College, Loughlinstown, as identified in Folio 16061 County Dublin, part of which forms part of the application site (area within the red line boundary which is not hatched on the enclosed Dwg. No. 1922 – 50 prepared by Wilson Architecture). Dún Laoghaire-Rathdown County Council also own lands which form part of the application site (area within the red line boundary which is hatched on the enclosed Dwg. No. 1922 – 50 prepared by Wilson Architecture). A letter of consent has been provided by both the Marianists of Ireland and Dún Laoghaire-Rathdown County Council for the Applicant to make a planning application for the proposed development and are submitted with the subject application.</p>			
<p>State Name and Address of the Site Owner:</p> <p>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.</p>	<p>The Marianists of Ireland 13 Coundon Court Killiney Dublin A96 K0T9 **see letter of consent enclosed**</p> <p>Dún Laoghaire-Rathdown County Council County Hall Marine Road Dún Laoghaire Co. Dublin A96 K6C9 **see letter of consent enclosed**</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]	
<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: [<input type="checkbox"/>]</p> <p><u>Note:</u> These applications concern all of the lands associated with St. Laurence College (i.e. the subject site and the St. Laurence College lands adjacent to it).</p>	
<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>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
<p>D08A/0156</p>	<p>Upgrading of the existing hard surface tennis courts and outdoor games areas.</p>	<p>Grant Permission</p>
<p>D07A/0893</p>	<p>New single storey three classroom block with link to existing college, relocation of existing steps and walkway, the building of new disabled access ramps and new office within existing auditorium.</p>	<p>Grant Permission</p>
<p>D98A/0523</p>	<p>Land shaping, surface water drainage, foul sewer outfall, ground water drainage, water supply and flood attenuation ponds on a c. 75.0 hectare site at Cherrywood/ Loughlinstown with access from the N11 at Wyattville Road all to facilitate/serve a future Science and Technology Park and district centre.</p>	<p>Grant Permission</p>
<p>D94A/0606</p>	<p>Erection of 10 no. floodlights, each 10 metres high to existing 4 no. tennis courts and hardcourt playing area.</p>	<p>Grant Permission</p>
<p>91A/1626</p>	<p>New boiler house extension to existing school.</p>	<p>Grant Permission</p>

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.: N/A	
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: [✓]
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):	
N/A	
Is the applicant aware of the site ever having been flooded?	Yes: [] No: [✓]
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: [✓]
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 demolition of the existing AstroTurf and hardcourt area (totalling 2,812 sq.m) and the construction of a Build-to-Rent residential development (24,195 sq.m GFA) comprising 256 no. apartments (105 no. 1-bed, 145 no. 2-bed and 6 no. 3-bed) in 4 no. blocks ranging in height from 1 to 8 no. storeys above ground level including, and connected by, single storey podiums, and non-residential uses (totalling 604 sq.m GFA) and an AstroTurf pitch (2,242.4 sq.m). The development is described on a block by block basis as follows:

Block A (6,375 sq.m GFA): 1 to 5 no. storeys over lower ground floor level apartment building with 59 no. apartments comprising 22 no. 1-bed apartments and 37 no. 2-bed apartments, all with associated private gardens/balconies. Block A also includes the provision of a crèche (363 sq.m GFA) with associated outdoor play area (101 sq.m) and a café unit (135 sq.m GFA) at lower ground floor level.

Block B (5,930 sq.m GFA): 1 to 7 no. storeys apartment building with 65 no. apartments comprising 39 no. 1-bed apartments, 23 no. 2-bed apartments and 3 no. 3-bed apartments, all with associated private gardens/balconies.

Block C (6,447 sq.m GFA): 1 to 6 no. storeys apartment building with 68 no. apartments comprising 22 no. 1-bed apartments and 46 no. 2-bed apartments, all with associated private gardens/balconies.

Block D (6,172 sq.m GFA): 1 to 8 no. storeys apartment building with 64 no. apartments comprising 22 no. 1-bed apartments, 39 no. 2-bed apartments and 3 no. 3-bed apartments, all with associated private gardens/balconies.

Provision of internal resident support facilities and resident services and amenities, including concierge, lobbies/lounges, communal workspaces, meeting rooms and a residents only gym and changing facility (totalling 946 sq.m) located at lower ground and ground floor levels; communal open space in the form of podium courtyards with play facilities (totalling 2,244 sq.m); and public open space with play facility (4,378 sq.m). Provision of a new AstroTurf pitch (2,242.4 sq.m) and associated floodlighting and 3m ball-stop netting over 2.4m perimeter fence; a bin store/vehicle shed (106 sq.m GFA); and a new vehicular and pedestrian entrance and associated road and footpath off Wyattville Park Road for St. Laurence College.

Access to serve the proposed development will be provided via a new multimodal entrance to the site from Wyattville Park Road together with a dedicated new entrance to serve the existing school. The development will include internal roads and footpaths; a pedestrian/cycle link from the N11 to Wyattville Park which will be accessible by the public and also facilitate access for emergency vehicles; and the partial demolition of the existing wall at Wyattville Park to facilitate access to the site and the temporary removal of part of the existing wall fronting the N11 at the southwestern corner of the site to facilitate construction access via the N11 slip road. The temporary construction access via the N11 slip road will be decommissioned and the associated boundaries and playing field finishes reinstated following the construction phase. 200 no. car parking spaces are provided in total, including 80 no. parking spaces at grade (50 no. residential parking spaces including 2 no. disabled parking spaces, 10 no. visitor parking spaces, 9 no. café parking spaces including 1 no. disabled parking space, 6 no. crèche staff parking spaces, 3 no. parent and child parking spaces and 2 no. car pool parking spaces); 60 no. residential parking spaces (including 3 no. disabled parking spaces and 10 no. electric vehicle parking spaces) below the podium courtyard between Blocks A and B; and 60 no. residential parking spaces (including 3 no. disabled parking spaces and 10 no. electric vehicle parking spaces) below the podium courtyard between Blocks C and D; 10 no. motorcycle parking spaces at grade; and a setdown area at grade. 583 no. bicycle parking spaces are provided for residents and visitors, including 9 no. short-stay bicycle parking spaces at grade and 574 no. bicycle parking spaces at ground floor level (202 no. residential spaces, 71 no. visitor spaces, 3 no. café staff spaces and 6 no. crèche staff spaces in 2 no. enclosed spaces in Block B; 5 no. residential spaces below the podium courtyard between Blocks A and B; 202 no. residential spaces and 80 no. visitor spaces in 2 no. enclosed spaces in Block D; and 5 no. residential spaces below the podium courtyard between Blocks C and D).

Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development and associated signage, including 10 no. stores (totalling 563.4 sq.m); 2 no. bin stores (totalling 96 sq.m); 1 no. ESB substation (15.1 sq.m); 1 no. electric switchroom (7 sq.m); 1 no. telecoms room (4.3 sq.m); mechanical and electrical installations; 1 no. cold water storage tank and booster set room (75 sq.m); public lighting; retaining walls; boundary treatments; hard and soft landscaping; SuDS; green roofs; and water, surface water drainage and foul drainage works; and all associated site strip and excavation above and below ground.

Please refer to statutory notices

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

PAC/SHD/233/19

Meeting date(s):

17 July 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-306202-19

Meeting date(s):

6 February 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:

Please refer to Q. 11 (g) below which indicates the Prescribed Authorities consulted in relation to this application.

Irish Water have been engaged and consulted throughout the design process, which has informed the overall scheme.

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Newspaper: The Irish Daily Star Date of Publication: Tuesday 20 July 2021</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>Tuesday 20 July 2021</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Only a soft copy of the application was requested by Irish Water, Transport Infrastructure Ireland and the National Transport Authority.</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Dún Laoghaire-Rathdown County Childcare Committee (hard copy)
<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>Tuesday 20 July 2021</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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
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:	N/A

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>Enclosed: 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: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</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: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] 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 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>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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>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 – N/A		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	105	5,770.8
2-bed	145	11,340.4
3-bed	6	597.6
4-bed	0	0
4+ bed	0	0
Total	256	17,708.8

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

(b) State total number of residential units in proposed development:	256
(c) State cumulative gross floor space of residential accommodation, in m ² :	17,708.8

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
Crèche (29 no. childcare spaces)	363
Café	135
Bin Store/Vehicle Shed	106
AstroTurf Pitch	2,242.4
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	2,846.4
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	24,195
(d) Express 15(b) as a percentage of 15(c):	11.8%

16. Strategic Housing Development Details:

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

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

provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(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.		✓
(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 proposed development will consist of the demolition of the existing AstroTurf and hardcourt area, the partial demolition of the existing wall at Wyattville Park and the temporary removal of part of the existing wall fronting the N11.	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		✓

<p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓

<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>✓</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓</p> <p>Please refer to the enclosed Statement of Response to An Bord Pleanála’s Opinion and associated enclosures.</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	No buildings/structures
State gross floor space of any proposed demolition, in m ² :	2,812 sq.m. (astro area; and also small stretch of wall as indicated in statutory notices)
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	21,495sq.m. BTR scheme

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

(a) State existing use of land or structure:	Existing Uses: Underutilised Grassed Fields and an AstroTurf Sports Facility and Hardcourt Area associated with St. Laurence College
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	Proposed Uses: Residential; Crèche; Café; Car, Motorcycle and Bicycle Parking; Open Space; AstroTurf Pitch; and Bin Store/ Vehicle Shed.
(d) State nature and extent of any such proposed use(s):	Proposed Uses: Residential (256 no. units); Crèche (363 sq.m GFA); Café (135 sq.m GFA); Car, Motorcycle and Bicycle Parking; Open Space (6,622 sq.m); AstroTurf Pitch (2,242.4 sq.m); and Bin Store/Vehicle Shed (106 sq.m GFA).

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

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

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— <ul style="list-style-type: none"> <li data-bbox="300 1003 1034 1451">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1473 1034 1879">(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 	✓ See letter enclosed outlining approach agreed with Planning Authority	
<ul style="list-style-type: none"> <li data-bbox="300 1895 1034 1977">(iii) a layout plan showing the location of proposed Part V units in the development? 	✓	

<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>		
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20. Water Services:

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

(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:

Enclosed:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Yes: [] 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.

Enclosed:Yes: [] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:Yes: [] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:Yes: [] No: []

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: 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: 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: 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> <p>Please refer to the enclosed Taking in Charge Plan prepared by Wilson Architecture.</p>	

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.

24. Application Fee:

<p>(a) State fee payable for application:</p>	<p>€53,774.08</p>
<p>(b) Set out basis for calculation of fee:</p>	<p>HA1A – 256 no. units x €130 = €33,280.00</p> <p>HA1B – 2,846.4 sq.m x €7.20 = €20,494.08</p>

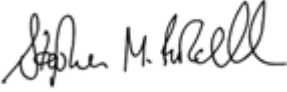
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

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 www.universaldesign.ie</p>	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:	20 July 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Kieran
Surname:	O'Neill
Address Line 1:	Green Urban Living N11 Limited
Address Line 2:	22 Ely Place
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 AH73
E-mail address (if any):	kieran@clopencapital.com
Primary Telephone Number:	0871811100
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Kieran O'Neill
Director(s):	
Company Registration Number (CRO):	642604
Contact Name:	Kieran O'Neill
Primary Telephone Number:	0871811100
Other / Mobile Number (if any):	
E-mail address:	kieran@clopencapital.com

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

First Name:	Stephen
Surname:	Purcell
Address Line 1:	KPMG Future Analytics
Address Line 2:	1 Stokes Place
Address Line 3:	St. Stephen's Green
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 DE03
E-mail address (if any):	stephen.purcell@kpmg.ie
Primary Telephone Number:	(01) 4107840
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Peter
Surname:	Heffernan
Address Line 1:	Wilson Architecture
Address Line 2:	St Patricks Place
Address Line 3:	Wellington Road
Town / City:	
County:	Cork
Country:	Ireland
Eircode:	T23 E9HF
E-mail address (if any):	Peter.Heffernan@wilsonarchitecture.ie
Primary Telephone Number:	(021) 4555255
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Via Stephen M. Purcell, Agent</u>
Mobile Number:	<u>0876344507</u>
E-mail address:	<u>stephen.purcell@kpmg.ie</u>

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.