



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
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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:	Gerard Gannon Properties
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	N/A – Applicant is a sole trader
Company Registration No:	N/A – Applicant is a sole trader

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

Name:	Eva Bridgeman (for and on behalf of Downey Planning)
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is “No”, all correspondence will be sent to the applicant’s address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Ciara O’Sullivan MRIAI & Peter Heffernan MRIAI
Firm/Company:	CCK Architects & Urban Designers (for Ciara O’Sullivan) Wilson Architecture (for Peter Heffernan)

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands at Belcamp Hall (Protected Structure)
Address Line 2:	Malahide Road (R107), the R107/R123 junction, Carr's Lane, and R139 Road
Address Line 3:	Belcamp
Town/City:	Dublin 17
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3065-C & 3133-A (@ 1:2500 scale) 3113-01 & 3133-02 (@1:1000 scale)
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 IREN95) 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:	67.8 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<u>Fingal County Development Plan</u> RA - Residential Area OS – Open Space

	GB - Greenbelt <u>Dublin City Council Development Plan</u> SDRA / Z14
Existing use(s) of the site and proposed use(s) of the site:	Existing: Agricultural and greenfield lands Proposed: Residential, Retail, Commercial, Childcare/Creche Facility and Sport & Recreation

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Lands outside of the main site, which comprise the public road are in the charge of Fingal County Council and Dublin City Council. A letter of consent from Fingal County Council and Dublin City Council are enclosed as part of the application. Part of the site adjacent to the Malahide Road is in the ownership of Crosswaithe Developments Ltd., and a letter of consent from them is also enclosed.</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Fingal County Council, Main Street, Swords, Co. Dublin (letter of consent enclosed) Dublin City Council, Civic Offices, Wood Quay, Dublin 8 (letter of consent enclosed). Crosswaithe Developments Ltd – 25a Shaws Lane, Bath Avenue, Dublin 4 (letter of consent enclosed)		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [X] No: []	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

Lands enclosed by the application site that form Phase 1 and Phase 1b of the subject site. Also, lands to the immediate north west of the site are owned by the applicant. These are in agricultural use (outlined in blue on the site location maps).

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<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>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref. F15A/0609 (ABP Ref. PL06F.248052)	Permission granted for the construction of 175 no. residential units, shops, childcare facility and change of use of Belcamp Hall (protected structure RPS no 463) to residential use and all associated site works. (263 units originally applied for).	Grant of Permission
F15A/0609/E1	Extension of Duration of Permission for Reg. Ref. F15A/0609;ABP Ref. PL.06F.248052	Grant of Permission
F18A/0058	Amendments to permitted development Reg. Ref. F15A/0609, PL06F.248052, at Belcamp, a protected structure (RPS No. 463), to replace 9 no. three storey bedroom houses with 8 no. two storey three bedroom houses, on a 0.19ha portion of the lands, with access from Malahide Road. The development includes 16 no. on-curtilage car parking spaces and all associated and ancillary site works.	Grant of Permission
F19A/0220	Amendments to permitted developments Reg. Ref. F15A/0609, PL06F.248052 and F18A/0058 (a protected structure, RPS No. 463) to replace 83 no. two storey houses comprising 1 no. 2-bedroom house, 44 no. 3-bedroom houses and 38 no. 4-bedroom houses, with 89 no. two storey houses comprising 58 no. 3-bedroom houses and 31 no. 4-bedroom houses, on a 2.27ha portion of the lands, with access from Malahide Road. The development includes 178 no. on-curtilage car parking spaces and all associated and ancillary site works;	Grant of Permission

F19A/0221	Amendments to permitted development Reg. Ref. F15A/0609, PL06F.248052 at Belcamp, a Protected Structure (RPS No. 463), comprising revisions to layout and house types of 49 no. two storey houses comprising 37 no. 3-bedroom houses and 12 no. 4-bedroom houses on a 1.21ha portion of the lands, with access from the Malahide Road. The development includes 98 no. on-curtilage car parking spaces and all associated and ancillary site works.	Grant of Permission
F20A/0379	85 dwellings on lands bounded to the south by permitted development Reg. Ref. F15A/0609 PL06F.248052, F19A/0220 & F19A/0221, under construction, to the west by undeveloped lands and 182m west by Belcamp Hall (protected structure RPS No. 463), to the north by undeveloped lands, by the Balgriffin Inn Public House (formerly 'Champions') and by 'Belcamp Manor' under construction, and to the east by Malahide Road. The proposed development comprises 51 no. 3-bedroom and 13 no. 4-bedroom two storey houses and 2 no. three storey multi-dwelling blocks: Block 1 comprising 6 no. 1-bedroom and 6 no. 2-bedroom apartments, and 1 no. 2-bedroom own-door duplex unit; and Block 2 comprising 4 no. 1-bedroom apartments and 4 no. 3-bedroom own-door duplex units. No works are proposed to Belcamp Hall, a protected structure RPS No. 463, or any other protected structures associated with it. The proposed development includes c.339m of new road infrastructure: the East West Link Road (EWLR) and the upgrading of the R107 Malahide Road junction with R123 to include the EWLR. Junction upgrade works include the closing of the existing Belcamp Manor access off the Malahide Road and the provision of a new access off the EWLR. The development includes 24 no. on-street and 128 no. on-curtilage car parking spaces, all associated on-site infrastructure and ancillary site works. Access is from Malahide Road via a new internal road permitted under F15A/0609.	Refuse Permission

<p>F21A/0401 (ABP Ref. 312060-21)</p>	<p>Construction of 78 no. residential units comprising 58 no. houses (41 no. two storey 3-beds, 12 no. two storey 4-beds and 5 no. three storey 4-beds, all with associated car parking, and one no. three storey multi-dwelling block consisting of 10 no. own-door duplex units (6 no. 2-beds and 4 no. 3-beds), 2 no. 2-beds own-door triplex units, and 8 no. apartments (6 no. 1-beds and 2 no. 2-beds), all provided with private balconies/terraces and associated car parking and bicycle parking; landscaping; boundary treatments; public lighting; and all associated site infrastructure and engineering works necessary to facilitate the development. The proposed development also includes new road infrastructure pertaining to the East West Link Road and the upgrading of the R107 Malahide Road junction with R123 to include the East West Link Road. These upgrade works to the R107/R123 junction include the closing of the existing Belcamp Manor access off Malahide Road and the provision of a new access off the East West Link Road. Access is from Malahide Road via a new internal road permitted under Reg. Ref. F15A/0609 (ABP Ref. PL06F.248052) and the East West Link Road from Malahide Road. No works are proposed which directly affect the structures at Belcamp Hall (a Protected Structure), or any other protected structures associated with it.</p>	<p>Notification of Decision to Grant Permission by Fingal County Council.</p> <p>Currently subject to first and third party appeals.</p>
<p>F21A/0450</p>	<p>The proposed development will consist of a single storey café structure within the walled garden (protected structure) with an associated terrace area, pergola, retractable awnings, and associated signage, with a maintenance store; pedestrian accesses with gates; vehicular service access with gates; boundary treatments; detailed walled garden landscaping proposals including a natural play area (on foot of planning permissions granted under Reg. Refs. F15A/0609, PL06F.248052; F18A/0058; F19A/0220; F19A/0221); conservation/repair works to the walls of the walled garden; and all associated site and engineering works necessary to facilitate the development.</p>	<p>Application Withdrawn</p>

F21A/0487	<p>The proposed development will consist of a part 3 & part 4-storey apartment block comprising 52 no apartments (18 no. 1 bedroom units and 34 no. 2 bedroom units) all with private balconies/terraces; bicycle parking spaces at ground floor level; refuse storeroom and plant and meter rooms at ground floor level; communal open space. A 2-storey childcare facility with outdoor play area; 1 no. esb substation and bin store. The proposed development also comprises a total of 71 no. car parking spaces at surface level (comprising 31 no. resident spaces for Block 3, 4 no. staff parking and 4 no. drop-off for the childcare facility and 32 no. public parking spaces); 139 no. bicycle parking spaces (comprising 87 no. resident and 26 no. visitor spaces for Block 3, 8 no. staff spaces and 18 no. drop-off spaces (including 2 no. cargo bike spaces) for the childcare facility); landscaping and open space; boundary treatments; lighting; and all associated site infrastructure and engineering works necessary to facilitate the development. The proposed development also includes new road infrastructure pertaining to the East West Link Road on foot of planning permissions granted under Reg. Refs. F15A/0609, PL06F.248052; F18A/0058; F19A/0220 and F19A/0221). No works are proposed which directly affect the structures at Belcamp Hall (a protected structure), or any other protected structures associated with it.</p>	Application Withdrawn
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<p>F21A/0488 (ABP Ref. 312848-22)</p>	<p>Planning permission was granted by Fingal County Council for a development on lands at Belcamp, Malahide Road, Dublin 17, consisting of the construction of 77 no. residential units across 2 no. apartment blocks as follows; Block 1, a part 3 and part 4 storey apartment block comprising 51 no. units (16 no. 1 bedrooms; 33 no. 2 bedrooms and 2 no. 3 bedroom units) with balconies/terraces to all units. Block 2, a part 3 and part 4 storey apartment block comprising 26 no. units (4 no. 1 bedrooms and 22 no. 2 bedroom units) with balconies/terraces to all units. The development also to include 65 no. surface level parking spaces, 184 no. bicycle parking spaces, bin stores, landscaping and boundary treatments. An appeal has subsequently been lodged on 23rd February 2022 and is now under consideration by An Bord Pleanála. It is important to note that Blocks 1 & 2 also form part of the site that was previously omitted by way of Condition No. 2 that was attached to the parent planning permission granted under Reg. Ref. F15A/0609; ABP Ref. PL06F.248052. Currently under third party appeal to An Bord Pleanála.</p>	<p>Notification of Decision to Grant Permission issued by Fingal County Council. Currently subject to Third Party Appeal.</p>
<p>F22A/0139</p>	<p>There is a current planning application planning Reg. Ref. F22A/0139 for a total of 40 units, a childcare facility, conservation works to the Walled Garden and café; which also forms part of the site that was previously omitted by way of Condition No. 2 that was attached to the parent planning permission granted under Reg. Ref. F15A/0609; ABP Ref. PL06F.248052.</p>	<p>Current Planning Application with Fingal County Council - (decision pending)</p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [X] No: []</p>
<p>If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:</p> <p>There is an overlap of red lines with ABP. Ref. 312848-22 and ABP ref. 312060-21.</p> <p>The red line within this current SHD application partly overlaps with these applications for the purposes of roads and associated infrastructure associated with this development.</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [X] No: []</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):

ABP-307887-20 (Northern Cross SHD – 191 No. units)
F18A/0167 at former Campions Public House (now under construction as Belcamp Manor (54 no. units).
Please also refer to the full list of applications contained above, which describe the applications pertaining to the overall Belcamp lands.

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:

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [X] No:[]

If the answer is “Yes” above, please give details:

The overall Belcamp lands represent the former Belcamp College site. Prior to that they were associated with the original residential dwelling.

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.

We, Gerard Gannon Properties, intend to apply to An Bord Pleanála for a 10 year permission for a strategic housing development at lands at Belcamp Hall (Protected Structure), Malahide Road (R107), the R107/R123 junction, Carr's Lane, and R139 Road, Belcamp, Dublin 17. The lands are internally bounded by the protected structures and associated curtilage, and the new emerging residential development of Belcamp which is partly occupied and under construction.

The development will consist of the construction of a mixed-use development comprising of 2527 no. residential units (473 no. houses, 1780 no. apartments, and 274 no. duplex units) of which 1969 no. units are residential and 558 no. apartment units are 'build-to-rent' residential, ancillary residential amenity facilities, 2 no. childcare facilities, 1 no. sports changing facilities building, 18 no. retail units and 3 no. cafés/restaurants, all of which will be provided as follows:

- 473 no. residential houses (16 no. 2 bed houses, 385 no. 3 bed houses, and 72 no. 4 bed houses) semi-detached, end-terraced, and mid-terraced houses ranging from two to three storey in height;
- Duplex Block 1.1 containing a total of 18 no. units comprising of 4 no. 1 bed units, 8 no. 2 bed units, and 6 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store and bin store at ground floor level; undercroft car parking and car parking within the shared parking court;
- Duplex Block 1.2 containing a total of 18 no. units comprising of 4 no. 1 bed units, 8 no. 2 bed units, and 6 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store and bin store at ground floor level; undercroft car parking and car parking within the shared parking court;
- Duplex Block 1.3 containing a total of 18 no. units comprising of 4 no. 1 bed units, 8 no. 2 bed units, and 6 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store and bin store at ground floor level; undercroft car parking and car parking within the shared parking court;
- Duplex Block 1.4 containing a total of 18 no. units comprising of 4 no. 1 bed units, 8 no. 2 bed units, and 6 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal

bike store and bin store at ground floor level; undercroft car parking and car parking within the shared parking court;

- Duplex Block 1.5 containing a total of 18 no. units comprising of 4 no. 1 bed units, 8 no. 2 bed units, and 6 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store and bin store at ground floor level; undercroft car parking and car parking within the shared parking court;
- Duplex Block 2.1 containing a total of 8 no. units comprising of 8 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to south elevations; separate single storey bike store and bin store; car parking; and bicycle parking;
- Duplex Block 2.2 containing a total of 16 no. units comprising of 16 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to west elevation; separate single storey bike store and bin store; car parking within the shared parking court; and bicycle parking;
- Duplex Block 2.3 containing a total of 16 no. units comprising of 16 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to east elevation; separate single storey bike store and bin store; car parking within the shared parking court; and bicycle parking;
- Duplex Block 2.4 containing a total of 8 no. units comprising of 8 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to west elevation; separate single storey bike store and bin store; car parking within the shared parking court; and bicycle parking (Duplex Block 2.4 is adjoined to Duplex Block 2.5 via single storey bike store);
- Duplex Block 2.5 containing a total of 12 no. units comprising of 12 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to south-west elevation; internal bike store; separate single storey bike store and bin store; car parking within the shared parking court and bicycle spaces, (Duplex Block 2.5 is adjoined to Duplex Block 2.4 via single storey bike store);
- Duplex Block 2.6 containing a total of 16 no. units comprising of 16 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to south elevation; separate single storey bike store and bin store; car parking within the shared parking court; and bicycle parking;
- Duplex Block 3.1 containing a total of 12 no. units comprising of 12 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to north and south elevations; separate single storey bike store and bin store; on-street car parking and car parking within the shared parking court; and bicycle parking;
- Duplex Block 3.2 containing a total of 12 no. units comprising of 12 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store; access to shared single storey bin store and bike store; car parking within the shared parking court; and bicycle spaces (Duplex Blocks 3.2, 3.3, 3.4 and 3.5 are all adjoined via single storey bike stores);
- Duplex Block 3.3 containing a total of 12 no. units comprising of 2 no. 1 bed units and 10 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store; access to shared single storey bin store and bike store; car parking within

the shared parking court; and bicycle spaces (Duplex Blocks 3.2, 3.3, 3.4 and 3.5 are all adjoined via single storey bike stores);

- Duplex Block 3.4 containing a total of 12 no. units comprising of 2 no. 1 bed units and 10 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store; access to shared single storey bin store and bike store; car parking within the shared parking court; and bicycle spaces (Duplex Blocks 3.2, 3.3, 3.4 and 3.5 are all adjoined via single storey bike stores);
- Duplex Block 3.5 containing a total of 12 no. units comprising of 12 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to north and south elevations; internal bike store; access to shared single storey bin store; car parking within the shared parking court; and bicycle spaces (Duplex Blocks 3.2, 3.3, 3.4 and 3.5 are all adjoined via single storey bike stores);
- Duplex Block 3.6 containing a total of 16 no. units comprising of 16 no. 3 bed units, in a building four storeys in height, and all units provided with private balconies/terraces to east and west elevations; internal bike store; access to shared single storey bin store and bike store; car parking within the parking court; and bicycle spaces;
- Duplex Block 3.7 containing a total of 16 no. units comprising of 16 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to east and west elevations; internal bike store; access to shared single storey bin store and bike store; car parking within the shared parking court; and bicycle spaces;
- Duplex Block 3.8 containing a total of 8 no. units comprising of 8 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to east and west elevations; internal bike store; access to shared single storey bin store and bike store; car parking within the shared parking court; and bicycle spaces (Duplex Block 3.8 is adjoined to Duplex Block 3.9 via single storey bike store);
- Duplex Block 3.9 containing a total of 8 no. units comprising of 8 no. 3 bed units, in a building one to four storeys in height, and all units provided with private balconies/terraces to north-east and south-west elevations; internal bike store; access to shared single storey bin store and bike store; car parking within the shared parking court; and bicycle spaces (Duplex Block 3.9 is adjoined to Duplex Block 3.8 via single storey bike store);
- Apartment Block A containing a total of 23 no. units comprising of 8 no. 1 bed units and 15 no. 2 beds, with all units provided with private balconies/terraces to all elevations, in a building four storeys in height, with internal bicycle stores and bin stores at ground floor level; on-street car parking; and bicycle parking;
- Apartment Block B containing a total of 23 no. units comprising of 8 no. 1 bed units and 15 no. 2 beds, with all units provided with private balconies/terraces to all elevations, in a building four storeys in height, with internal bicycle stores and bin stores at ground floor level; on-street car parking; car parking within a parking court; and bicycle parking;
- Apartment Block C containing a total of 27 no. units comprising of 7 no. 1 bed units and 20 no. 2 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building four storeys in height, with internal bin stores and bike stores at ground floor level; car parking within a parking court; and bicycle parking;

- Apartment Block D is a mixed-use building containing a total of 42 no. units comprising of 22 no. 1 bed units, 15 no. 2 bed units and 5 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building three to five storeys in height, 1 no. café/restaurant unit and 7 no. retail units at ground floor level with associated signage; bin stores, bike stores and plant room at ground floor level; communal roof garden and ancillary residential amenity facilities including community rooms and communal work pods, all at penthouse level; on-street car parking; and bicycle parking;
- Apartment Block F is a mixed-use building containing a total of 103 no. units comprising of 44 no. 1 bed units, 56 no. 2 bed units and 3 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building one to five storeys over basement in height, 1 no. café/restaurant unit and 5 no. retail units at ground floor level with associated signage; undercroft car parking below landscaped podium; bin stores and bike stores at ground floor level; a basement with car parking, bin stores and plant room; on-street car parking; and bicycle parking;
- Apartment Block G is a mixed-use building containing a total of 65 no. units comprising of 29 no. 1 bed units and 36 no. 2 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building one to five storeys in height, with internal bin stores, bike stores and plant rooms at ground floor level; ESB sub-station at ground floor level; 1 no. retail unit at ground floor level with associated signage; communal roof garden at fourth floor level; undercroft car parking below landscaped podium; bin stores and bike stores; and bicycle parking;
- Apartment Block H containing a total of 46 no. units comprising of 20 no. 1 bed units and 26 no. 2 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building five storeys in height, with internal bin stores and bike stores at ground floor level; undercroft car parking; on-street car parking; car parking within the shared parking court; and bicycle parking;
- Apartment Block J containing a total of 40 no. units comprising of 16 no. 1 bed units and 24 no. 2 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building five storeys in height, with internal bin stores and bike stores at ground floor level; 4 no. retail units at ground floor level with associated signage; undercroft car parking and car parking within the shared parking court; and bicycle parking;
- Apartment Block L containing a total of 46 no. units comprising of 20 no. 1 bed units and 26 no. 2 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building five storeys in height, with internal bin stores and bike stores at ground floor level; undercroft car parking; on-street car parking and car parking within the shared parking court; and bicycle parking;
- Apartment Block M containing a total of 56 no. units comprising of 24 no. 1 bed units and 32 no. 2 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building six storeys in height, with internal bin stores and bike stores at ground floor level; undercroft car parking and car parking within the shared parking court; and bicycle parking;
- Apartment Block N containing a total of 56 no. units comprising of 26 no. 1 bed units, 25 no. 2 beds, and 5 no. 3 beds, with all units provided with private balconies/terraces to south, east and west elevations, in a building five storeys in height, with internal bin stores, bike stores and plant rooms at ground floor level; on-street car parking and car parking within the shared parking court; and bicycle parking;

- Apartment Block P containing a total of 23 no. units comprising of 5 no. 1 bed units and 18 no. 2 beds, with all units provided with private balconies/terraces to all elevations, in a building five storeys in height, with internal bin stores, bike stores and plant rooms at ground floor level; on-street car parking and car parking within the shared parking court; and bicycle parking;
- 1 no. childcare facility in a two-storey building, with associated outdoor play area, car parking and drop-off/visitor parking, bicycle parking, and bin stores;
- 1 no. single storey sports changing facilities building with associated car parking and bicycle parking;
- Apartment Block 1 is 'built-to-rent' residential containing a total of 273 no. units comprising of 94 no. 1 bed units, 139 no. 2 beds, and 40 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building one to nine storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; ESB sub-station at ground floor level; ancillary residential amenity facilities at ground floor level including gym and amenity rooms; car parking within the undercroft car park below landscaped podium;
- Apartment Block 2 containing a total of 160 no. units comprising of 71 no. 1 bed units, 73 no. 2 beds, and 16 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building one to nine storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; ESB sub-station at ground floor level; ancillary residential amenity facilities at ground and first floor levels including multi-function room and communal rooms; and car parking within the undercroft car park below landscaped podium;
- Apartment Block 3 is a mixed-use building containing a total of 297 no. units comprising of 96 no. 1 bed units, 176 no. 2 beds, and 25 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building one to nine storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; ESB sub-station at ground floor level; ancillary residential amenity facilities at ground floor level including amenity room; 1 no. childcare facility over ground and first floor level with outdoor play area at ground floor level with associated signage; 1 no. retail unit and 1 no. café/restaurant at ground floor level adjoining urban plaza, with associated signage; car parking within the undercroft car park below landscaped podium; and public bicycle parking at ground floor level;
- Apartment Block 4 is 'built-to-rent' residential containing a total of 285 no. units comprising of 70 no. 1 bed units, 178 no. 2 beds, and 37 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building one to nine storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; ancillary residential amenity facilities at ground and first floor levels including cinema room, gym, multi-purpose/amenity rooms; ESB sub-station at first floor level; car parking within the undercroft car park below landscaped podium, and on-street bicycle parking;
- Apartment Block 5 containing a total of 96 no. units comprising of 37 no. 1 bed units, 51 no. 2 beds, and 8 no. 3 bed units, with all units provided with private balconies/terraces to all elevations, in a building one to eight storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; ESB sub-station at ground floor level; ancillary residential amenity facilities at ground floor level including multi-function room; car parking within the undercroft car park below landscaped podium;
- Apartment Block 6 containing a total of 119 no. units comprising of 19 no. 1 bed units, 80 no. 2 beds, and 20 no. 3 bed units, with all units provided with private

balconies/terraces to all elevations, in a building one to nine storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; ESB sub-station at ground floor level; ancillary residential amenity facilities at ground and first floor levels including amenity rooms; car parking within the undercroft car park and on-street, and bicycle parking.

The development will provide for a total of 2225 no. car parking spaces and a total of 5394 no. bicycle spaces within the scheme; new vehicular access onto Malahide Road (R107) and associated upgrade works including works to the R107/R123 junction (these upgrade works to the R107/R123 junction include the closing of the existing Belcamp Manor vehicular access off Malahide Road and the provision of a new vehicular access to Belcamp Manor via the proposed East West Link Road [EWLR]); provision of East West Link Road (EWLR) from Malahide Road including bus stops, bus terminus and on-street car parking; provision of north south road including on-street car parking with drop-off/visitor parking serving the childcare facility; 3 no. new vehicular accesses onto the R139 road which includes 1 no. Bus Gate and signalised junctions including toucan crossings, footpaths and cycle paths; upgrades to public realm including footpaths and cycle paths with links to Malahide Road (R107) and adjoining lands/developments, and works to repair with additional safety measures to the existing Mayne River lakes, weirs, culverts and crossings (bridges and causeways); additional Mayne River crossings (bridges and causeways) for vehicular and pedestrian/cycle access; ESBN infrastructure works to cables and masts; new pedestrian/cycle access to Carr's Lane; landscaping including play equipment, MUGA, 3 no. pieces of public art, boundary treatments, playing pitches, pocket parks, and urban plazas; public lighting; proposed reserved school site; and all associated engineering and site works necessary to facilitate the development.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development.

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

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	Dublin City Council – ABPSHDPAC0016/21 Fingal County Council – PPSHD/014/21

Meeting date(s):	<p>Pre-Application Consultation with Fingal County Council: 23rd February 2021 and 15th June 2021 (via MS Teams)</p> <p>Pre-Application Consultation with Dublin City Council: 31st May 2018 in the offices of Dublin City Council, 18th January 2021, 12th March 2021, and 1st July 2021, via MS Teams.</p> <p>Subsequent technical meetings also took place with members of the design team and specific departments of both Planning Authority outside of the formal Section 247 Pre-Planning meetings.</p>
<p>(B) Consultation with An Bord Pleanála:</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>	
An Bord Pleanála reference number:	ABP-311570-21
Meeting date(s):	24 th November 2021
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>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:</p>	
<p>Waterman-Moylan Consulting Engineers engaged with Irish Water, ESB Networks and the National Transport Authority on behalf of the applicant. Openfield Ecology also consulted with Inland Fisheries Ireland</p>	

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: [X] No: []</p>
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If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 4 th May 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	3 rd May 2022 (yellow site notices)
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [X] No: []
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [X] No: []
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [X] No: []
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [X] No: []
(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: [X] No: []
(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	

<p>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: [X] No: [] N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> • Irish Water • Irish Aviation Authority • Dublin Airport Authority. • Inland Fisheries Ireland. • Transport Infrastructure Ireland • National Transport Authority • Minister of Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation) • The Heritage Council • An Taisce • An Comhairle Ealaíon • Fáilte Ireland • The relevant Childcare Committee (Dublin City & Fingal County Childcare Committees)
<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>5th May 2022</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: [] 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>Enclosed: Yes: [X] No: [] Please refer to Statement of Consistency prepared by Downey Planning</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: Yes: [X] No: [] Please refer to Statement of Consistency prepared by Downey Planning</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: [] No: [] N/A: [X]</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: [X] No: [] N/A: [] Please refer to Statement of Consistency prepared by Downey Planning</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</p>	<p>Enclosed: Yes: [X] No: [] N/A: [] Please refer to Response to An Bord Pleanala's Notice of</p>

statement setting out any changes made to the proposals in consequence.	Opinion prepared by Downey Planning
(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>Enclosed:</p> <p>Yes: [X] No: [] N/A: []</p> <p>Please refer to Response to An Bord Pleanála's Notice of Opinion prepared by Downey Planning</p>

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?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to the Material Contravention Statement prepared by Downey Planning</p>
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	0
2-bed	16	1,568
3-bed	385	46,254.3
4-bed	72	10,432
4+ bed	0	0
Total	473	58,254.3

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	640	33,849
2-bed	1045	85,953.8
3-bed	369	33,878.4
4-bed	0	0
4+ bed	0	0
Total	2054	153,681.2

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

(b) State total number of residential units in proposed development:	2,527
(c) State cumulative gross floor space of residential accommodation, in m ² :	211,935.5

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (no. of childcare spaces) *insert no. of childcare spaces	1,114.7 (165 no. child places – depending on final end user design)
Retail	2,410.5
Cafés/restaurants	801.8
Changing rooms (for playing pitches)	97
Ancillary Residential Amenities (residential use)	3,471
<p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>Please refer to the Childcare Demand Assessment prepared by Downey</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	4,424 (figure excludes ancillary residential amenities)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	216,359.5
(d) Express 15(b) as a percentage of 15(c):	2.04%

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 (please refer to Supporting Planning Statement by Downey Planning and architectural site layout, and also CCK Urban Design Report plans)	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X

<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>	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?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>(Outlined in Response to Opinion of An Bord Pleanála prepared by Downey Planning)</p>	
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17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
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 :	N/A

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

(a) State existing use of land or structure:	N/A
(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):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	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>	X	
<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>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify) (Please Refer to Waterman Moylan reports and drawings for details).

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: Please Refer to Waterman Moylan reports and drawings for details

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: [X] No: []

Please refer to enclosed Waterman Moylan Consulting Engineers' Engineering Assessment Report for details.

(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: [X] 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: [X] No: []

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

Enclosed:

Yes: [X] No: []

Please refer to enclosed Waterman Moylan Consulting Engineers' Engineering Assessment Report for details.

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

Enclosed:

Yes: [X] No: []

Please refer to enclosed Waterman Moylan Consulting Engineers' Engineering Assessment Report for details.

21. Traffic and Transportation

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

22. Taking in Charge

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

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:


(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Maximum fee
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: [] (confirmation of EFT payment enclosed)

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [X] No: [] (please refer to CCK Architects Universal Access Statement and Wilson Architects Design Statement for details).
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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)	 (Eva Bridgeman, Agent – for and on behalf of Downey Planning, 29 Merrion Square, Dublin 2)
Date:	5 th May 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Gerard Gannon Properties
Surname:	
Address Line 1:	Kinvara House
Address Line 2:	52 Northumberland Road
Address Line 3:	Ballsbridge
Town / City:	Dublin 4
County:	Dublin
Country:	Ireland
Eircode:	D04 A665
E-mail address (if any):	Susan.mcclafferty@gannonhomes.ie
Primary Telephone Number:	01 6080500
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company	N/A – Sole Trader
Director(s):	
Company Registration Number (CRO):	N/A
Contact Name:	N/A
Primary Telephone Number:	N/A
Other / Mobile Number (if any):	N/A
E-mail address:	N/A

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

First Name:	Eva
Surname:	Bridgeman
Address Line 1:	Downey Planning
Address Line 2:	29 Merrion Square
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 RW64
E-mail address (if any):	eva.bridgeman@downeyplanning.ie
Primary Telephone Number:	01 2530220
Other / Mobile Number (if any):	087 7946616

Person responsible for preparation of maps, plans and drawings:

First Name:	Ciara
Surname:	O'Sullivan
Address Line 1:	CCK Architects and Urban Designers
Address Line 2:	65 Merrion Square
Address Line 3:	Dublin 2
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 DT32
E-mail address (if any):	ciaraosullivan@cck.ie
Primary Telephone Number:	01 6613990
Other / Mobile Number (if any):	N/A

First Name:	Peter
Surname:	Heffernan
Address Line 1:	Wilson Architects
Address Line 2:	St. Patrick's Place
Address Line 3:	Wellington Road
Town / City:	Cork
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):	N/A

Contact for arranging entry on site, if required:

Name:	Susan McClafferty
Mobile Number:	01 6080513
E-mail address:	Susan.mcclafferty@gannonhomes.ie

General Guidance Note:

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

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

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

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

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