

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:	Pymont Property Developments Ltd
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Second Floor, 10 Behan House, Lower Mount Street, Dublin 2.
Company Registration No:	568731

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

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

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Calogero Marino
Firm/Company:	C+W O'Brien Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin 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:	Units 5A-C Second Avenue
Address Line 2:	Cookstown Industrial Estate
Address Line 3:	Tallaght
Town/City:	Dublin 24
County:	Dublin
Eircode:	D24 Y447
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3309-05-25 & 3389-10 (707652, 728237)
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	0.595 ha
Site zoning in current Development Plan or Local Area Plan for the area:	REGEN
Existing use(s) of the site and proposed use(s) of the site:	Industrial unit currently used as motor showroom and built to rent residential/mixed use development

## 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:			
N/A			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	N/A		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [ X ]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

## 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><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>	
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref. No. SD16A/0267	<p>Mixed residential and commercial development (total GFA of 25,439.03sq.m) providing a total of 184 apartments in 3 separate blocks, 2 commercial units, community room and crèche, along with landscaped courtyard, containing a bicycle store and underground carpark, providing a total of 153 parking spaces, refuse stores and plant areas. Block A fronting Second Avenue comprises a total of 69 apartments (1 studio, 21 one bed, 47 two bed) all with private balcony spaces in a building with a maximum height of 8 stories. A commercial unit of 306.58sq.m is provided at ground floor level. Block B fronting Cookstown Way comprises a total of 88 apartments (6 studio, 32 one bed, 36 two bed and 14 three bed) all with private balcony spaces, in a building with a maximum height of 8 stories. A commercial unit of 571.06sq.m and a community room of 64.88sq.m is provided at ground floor level. Block C contained within the courtyard comprises a total of 27 apartments, (10 one bed, 17 two bed) all with private balcony spaces, in a building with a maximum height of 6 stories. A crèche of 231.05sq.m is provided at ground floor level with dedicated open space. The development also includes the demolition of an existing industrial unit and all associated site development works.</p>	Refused permission by South Dublin County Council on 12 <sup>th</sup> September 2016

Reg. Ref. No. SD17A/0212	Demolition of the existing 2,590sq.m industrial unit and the construction of mixed residential and commercial development (total GFA of 19564.2sq.m) providing a total of 107 no. apartments (comprising 5 no. studio units, 30 no. one-bed units, 56 no. two-bed units, 16 no. 3 bed units) in 3 five-storey blocks, 3 commercial units, community room, crèche and gym, along with a landscaped courtyard and bicycle store with 88 bicycle spaces; and underground carpark, accessed from Second Avenue, providing a total of 152 parking spaces (144+8 wheelchair users), refuse stores, attenuation tank and plant areas. The development also includes the demolition of an existing industrial unit and all associated site development works.	Granted permission by South Dublin County Council on 15 <sup>th</sup> February 2018
An Bord Pleanála Reference No. ABP-301204-18	As above.	Decision of South Dublin County Council to grant permission upheld on 8 <sup>th</sup> August 2018 subject to revised conditions.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ ] No: [ X ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ ] No: [ X ]
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):		
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: [ ] No: [ X ]
If the answer is "Yes" above, please give details:	

## 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.

Demolition of the existing 2,590sq.m industrial building and the construction of a 'build-to-rent' housing development providing a total of 196 no. residential apartments (comprising 45 no. studio units, 48 no. one-bed units, 8 no. two-bed (3-person) units and 95 no. two-bed (4-person) units) in 4 no. six-nine storey blocks over basement. The development will include 1 no. commercial unit (248sqm, accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001 – 2018) at ground floor level, 1 no. office unit (111sqm) at ground floor level; a crèche (192sqm) at ground floor level; a gym (18sqm) at ground floor level; 6 no. communal amenity spaces provided at ground and first floor levels across the development (totalling 286sqm); a communal hot desk room (25sqm) at ground floor level; and 3 no. communal secure storage areas (totalling 31sqm) at ground floor level; along with a ground floor level landscaped courtyard, 408 no. bicycle spaces (308 no. resident spaces at basement level and 100 no. visitor spaces at ground floor level); an underground carpark (accessed from Second Avenue, providing a total of 67 parking spaces (including 61 no. standard spaces and 6 no. mobility impaired user parking spaces)) and refuse/waste/recycling stores. Associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; ESB Substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works. The breakdown of units is as detailed below:

Block A (located in the north-eastern corner of the site) comprises a total of 43 no. units, as follows:

- a) 10 no. studio apartments;
- b) 13 no. 1 bed apartments; and

c) 20 no. 2 bed (4-person) apartments.

Block B (located in the north-western corner of the site) comprises a total of 50 no. units, as follows:

- a) 6 no. studio apartments;
- b) 16 no. 1 bed apartments;
- c) 8 no. 2 bed (3-person) apartments; and
- d) 20 no. 2 bed (4-person) apartments.

Block C (located to the west of the site) comprises a total of 50 no. units, as follows:

- a) 15 no. studio apartments;
- b) 6 no. 1 bed apartments; and
- c) 29 no. 2 bed (4-person) apartments.

Block D (located to the south of the site), comprises a total of 53 no. units, as follows:

- a) 14 no. studio apartments;
- b) 13 no. 1 bed apartments; and
- c) 26 no. 2 bed (4-person) apartments.

Each unit in Block A, B, C & D has associated private open space in the form of a ground floor terrace or a balcony.

Additional discussion regarding the proposed development is provided in the architectural drawings, prepared by C+W O'Brien Architects, and the Statement of Consistency & Planning Report, prepared by Hughes Planning and Development Consultants, submitted with the application.

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

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>	
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:	SHD1SPP09/18
Meeting date(s):	15 <sup>th</sup> June 2018

**(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-302700-18

Meeting date(s):

9<sup>th</sup> November 2018

**(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:

The project Aviation Planning and Architecture Consultant, O'Dwyer & Jones Design Partnership, consulted the Irish Aviation Authority, Department of Defence and the Air Corps while carrying out their assessment on the proposed development. This included the following consultations:

With the Irish Aviation Authority:

- Telephone calls on 26 July 2018 with IAA staff and on 27 July 2018 & 18 January 2019 with John Hughes, Manager Aerodrome Standards at I.A.A.; and
- An advance copy of the Aeronautical Assessment Report, submitted with this application, was provided to John Hughes on 21 January 2019.

With the Dept. of Defence:

- On 2<sup>nd</sup> August 2018, Olive Mulhall of the Department of Defence Property Branch (with responsibility for Casement) was contacted regarding the proposed development. She advised she was happy for O'Dwyer & Jones Design Partnership to contact the Air Corps directly and forwarded their contact details to the Air Corps.

With the Air Corps:

- Telephone call on 26 July 2018 with Comdt Shane Doyle (the then Aerodrome Standards officer) and on several other days in July and August;
- On 2<sup>nd</sup> August 2018, Lt. Col. Philip Bonner, Head of Air Corps Helicopter Ops, was consulted re the Tallaght Hospital helipad;
- On 24<sup>th</sup> August 2018, discussion had with Captain Aonghus O hAmhlaig (of Helicopter Ops) re the hospital helipad; and
- On 18 January 2018, an initial briefing note and an advance copy of the Aeronautical Assessment Report, submitted with this application, was provided to Lt Robert Keane (who has now taken over Aerodrome Standards role).



## 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><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Mail and 8<sup>th</sup> February 2019</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>8<sup>th</sup> February 2019</p>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ X ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ X ]</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: [ ] No: [ X ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [ ] No: [ X ]</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: [ ] No: [ X ]</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: [ X ] No: [ ] N/A: [ ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. Irish Water</li> <li>2. National Transport Authority</li> <li>3. Transport Infrastructure Ireland</li> <li>4. The Irish Aviation Authority</li> <li>5. Department of Defence</li> <li>6. Coras Iompair Éireann</li> <li>7. Commission for Railway Regulation</li> <li>8. South Dublin Childcare Committee</li> </ol>
<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>8<sup>th</sup> February 2019</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

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

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>                  Yes: [ X ] No: [ ]                   Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>                  Yes: [ X ] No: [ ]                   Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>                  Yes: [ ] No: [ ]                  N/A: [ X ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	

<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ] N/A: [ ]</p> <p>Discussion regarding this item included in the Statement of Consistency &amp; Planning Report, prepared by Hughes Planning and Development Consultants submitted with the application.</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ] N/A: [ ]</p> <p>A Statement of Response to Pre-application Consultation Opinion, prepared by Hughes Planning and Development Consultants is submitted with the application.</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ] N/A: [ ]</p> <p>A Statement of Response to Pre-application Consultation Opinion, prepared by Hughes Planning and Development Consultants is submitted with the application.</p>

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ X ]</p>
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**14. Proposed Residential Development:**

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

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

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	45	1730
1-bed	48	2434
2-bed	103	7871
3-bed	0	0
4-bed	0	0

4+ bed	0	0
<b>Total</b>	196	12,035

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

(b) State total number of residential units in proposed development:	196
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	14,423 (including communal amenity spaces)

**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facilities (48-64 no. of childcare spaces)	192
Gym	189

Commercial Unit	248
Office Unit	112
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	741
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	20365
(d) Express 15(b) as a percentage of 15(c):	3.6%

## 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?	✓	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	✓	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<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>(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>	✓	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	2,590
State gross floor space of any proposed demolition, in m <sup>2</sup> :	2,590
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	0
State total gross floor space of proposed works in m <sup>2</sup> :	20365

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

(a) State existing use of land or structure:	Industrial unit currently used as motor showroom
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	Built to rent residential/mixed use development
(d) State nature and extent of any such proposed use(s):	- Built to rent residential development - 14422.81sqm; - Childcare facilities – 192sqm; - Gym – 189sqm; - Commercial Unit – 248sqm; and - Office Unit – 112sqm.
(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:  <b>Enclosed:</b> Yes: [ X ] 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="300 674 1031 1128">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</li> </ul>	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1151 1031 1458">(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</li> </ul>	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1480 1031 1565">(iii) a layout plan showing the location of proposed Part V units in the development?</li> </ul>	✓	
(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): \_\_\_\_\_

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

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

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): Green roof system

<b>(D) Irish Water Requirements:</b>	
Please submit the following information:	<b>Enclosed:</b>
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [ X ] No: [ ]
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	<b>Enclosed:</b> Yes: [ 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.).	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 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)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
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## 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.
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## 24. Application Fee:

(a) State fee payable for application:	€30,815.20
(b) Set out basis for calculation of fee:	196 no. apartments at €130 per apt = €25,480; & - 741sqm (comprised of the commercial unit, office unit, gym and creche - all other spaces are ancillary to the BTR units) at €7.20 per square metres for other uses on the land = €5335.20.  Total of these 2 no figures = €30,815.20
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

**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](http://www.universaldesign.ie)

**Enclosed:**

Yes: [ X ] No: [ ]

### Declaration

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

Signed: (Applicant or Agent as appropriate)	 (Agent)
Date:	8 <sup>th</sup> February 2019



## 26. Contact Details- Not to be Published

### Applicant(s):

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

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	Pyrmont Property Developments Ltd
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	568731
<b>Contact Name:</b>	Joseph Costello
<b>Primary Telephone Number:</b>	+353 (86) 4117771
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	joseph@josephcostello.ie

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

<b>First Name:</b>	Hughes Planning and Development Consultants
<b>Surname:</b>	
<b>Address Line 1:</b>	70 Pearse Street
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 PN34
<b>E-mail address (if any):</b>	kevin.hughes@hpdc.ie
<b>Primary Telephone Number:</b>	01 539 0710
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	C + W O'Brien Architects
<b>Surname:</b>	
<b>Address Line 1:</b>	1 Sarsfield Quay
<b>Address Line 2:</b>	Arbour Hill
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 7
<b>County:</b>	
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	cmarino@cwoarchitects.ie
<b>Primary Telephone Number:</b>	01 5180170
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	Joseph Costello
<b>Mobile Number:</b>	+353 (86) 4117771
<b>E-mail address:</b>	joseph@josephcostello.ie