

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

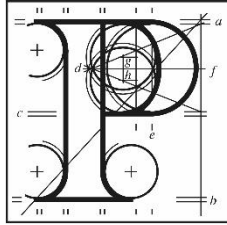
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Seven Cabra Real Estate Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Rocktwist House Block 1 Western Business Park Shannon Co. Clare V14 FW97 Ireland
Company Registration No:	Registration No: 639524

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

Name:	John Spain Associates
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:	Des Twomey
Firm/Company:	Plus Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former CIE Lands
Address Line 2:	2-4 Carnlough Road
Address Line 3:	
Town/City:	Cabra
County:	Dublin 7
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Licence No. 25308209 Sheet Ref No. X, Y: 713708,736421 X,Y: 713648,736207 X,Y: 713616,736026
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	3.89 ha

Site zoning in current Development Plan or Local Area Plan for the area:	Z1- Sustainable Residential Development Z3 – Neighbourhood Centre
Existing use(s) of the site and proposed use(s) of the site:	Existing Use – Greenfield Lands. Part of the site formed part of the residential development at No. 2 and No. 4 Carnlough Road. Proposed Use: Residential Development with ancillary retail/ restaurant / café and community use.

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
The applicant is the owner of the majority of the site included within the red line. A Letter of Consent is provided by CIE for the proportion of lands within the red line in the ownership of CIE. A letter of consent is attached in this regard. A portion of the site is also within the ownership of DCC. 2 no. letters of consent are attached in this regard.			
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.	Seven Cabra Real Estate Limited Rocktwist House Block 1 Western Business Park Shannon Co. Clare V14 FW97 Ireland CIE Head Office Hueston Station Dublin 8 Dublin City Council Civic Offices Wood Quay Dublin 8		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [X]		

<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p>	

8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>		<p>Yes: [X] No: []</p>
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP 300492-17	Mixed use development comprising of 420 no. units, a neighborhood centre comprising of 4 no. retail units, office, community centre, creche, associates car and bicycle parking spaces, open spaces and all associates site works.	Grant permission 21 st March 2018
Reg. Ref. 2387/16	Mixed used development comprising of 320 no. units and c. 3,259 sq.m. of commercial floorspace	Grant Permission by Dublin City Council
Re. Ref. 4173/09 / ABP PL29N.235890	Mixed use development for 388 no. units and creche	Grant Planning permission by ABP
Reg. Ref 2569/08 / PL29N.231352	Mixed use development of 433 no. residential dwellings plus creche, community centre and retail	Refuse Planning Permission by ABP
Reg. Ref. 3884/06 / ABP PL29N.221512	Mixed use development of 330 no. units, creche, retail and civic centre	Grant Planning Permission by ABP

Reg. Ref. 5000/05	Residential development of 523 no. units	Refuse Planning permission
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: Please see enclosed Flood Risk Assessment prepared by OCSC Consulting Engineers		
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.

Construction of 485 no. residential units (484 no. apartments and 1 no. house) comprising of 33no. studios, 137 no. 1 bed, 271 no. 2 bed and 43 no. 3 bed units and a neighbourhood centre. The proposed development will comprise of 9 no. Blocks (A – I) ranging in height from part single / part 2 no. storey to 8 no. storeys in height.

- Block A will comprise of 89 no. apartment units, 22 no. 1bed and 67 no 2 bed units and a neighbourhood centre comprising of 3 no. retail / café / restaurant units , Unit 1 (120.6 sq.m.), a convenience supermarket with ancillary off licence (1627.0sq.m.- Unit 2), and Unit 3 (230.0 sq.m.), and 1 no. gym unit (617.9 sq.m.),
- Block B will comprise of 24 no. apartment units 24 no. 2 beds and ground floor residential amenity spaces and a creche facility (351.9 sq.m.)
- Block C will comprise of 24 no. apartment units, 1 no. 1 bed, 15 no. 2 bed and 8 no. 3 beds.
- Block D will comprise of 120 no apartment units, 17 no. studios, 44 no. 1 beds, 53 no. 2 beds and 6no. 3 beds and the provision of resident lounges and communal terraces at roof level.
- Block E will comprise of 24 no. apartment units, 5 no. 1 bed 11, no. 2 beds and 8 no. 3 beds.
- Block F will comprise of 123 no. apartment units, 16 no. studios, 49 no. 1 beds, 52 no. 2 beds and 6 no. 3 beds and the provision provision of resident lounges and communal terraces at roof level.
- Block G will comprise of 80 no apartments, 16 no. 1 beds, 49 no. 2 beds and 15 no. 3 beds.
- Block H will comprise of a community centre and resident amenity space including meeting rooms, postal storage centre, and reception(382.2 sq.m.),
- Block I will comprise of 1 no. 3 bed two storey residential house at No. 2 Carnough Road.

The proposed development will also include 403 no. car parking spaces (375 no at basement level (305 no. to serve the residential units and 70 no. to serve the retail units) and 28 no. at surface level (20 no. to serve the residential units and 8 no. to serve the retail units) and 488 no. bicycle parking spaces (368 no. at basement level and 120 no. at surface level), public and communal open space, private open space associated with each residential unit, landscaping, children's play area, fascia signage associated with each retail unit, resident amenities including gym, meeting rooms, postal storage centre, and reception, a service / loading bay located to the rear of Block A along the western boundary

of the site, 3 no. substations and switch rooms, pump room, controlled access gates to the north access point off Faussagh Avenue, provision of PV Panels at roof level of all blocks and all associated ancillary site development works necessary to facilitate the development.

The proposed development will amend and supersede the development currently being undertaken on site, pursuant to and in accordance with Strategic Housing Planning Permission Ref: ABP-300492-17. The site is zoned Z1 – Sustainable Residential Development and Z3 – Neighbourhood Centre in the Dublin City Development Plan 2016-2022 under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

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

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHDPAC0035/19
Meeting date(s):	31 st May 2019
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP 305078-19

Meeting date(s):	18 th September 2019
(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:	
National Transport Authority Iriah Water Iarnrod Eireann	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	6 th November 2019
(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:	5 th November 2019
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: [] No: [X]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [] No: []

	N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [] No: [] N/A
(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: [] No: [X]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [] No: [] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [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 to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [X] No: [] N/A: []
If the answer to the above is "Yes", list the prescribed authorities concerned:	1. National Transport Authority 2. Transport Infrastructure Ireland 3. Irish Water 4. Iarnrod Eireann 5. Commission for Railway Regulation 6. HSE 7. Dublin Childcare Committee
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:	6 th November 2019
(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?	Yes: [] No: [X]

<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: []</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: [] No: [] N/A</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: []</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p> <p>Opinion states the pre application request constituted a reasonable basis for</p>

	making a planning application.
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [X] No: [] N/A: []

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?	Enclosed: Yes: [X] No: []
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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		
2-bed	1	
3-bed		119.4
4-bed		
4+ bed		
Total	1	119.4

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	33	1,286.3
1-bed	137	7,245.3
2-bed	271	22,644.8
3-bed	43	4,550.9
4-bed		
4+ bed		
Total	484	35,727.3

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

(b) State total number of residential units in proposed development:	485
(c) State cumulative gross floor space of residential accommodation, in m ² :	46,261.3 sq/m/

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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 (70-117* no. of childcare spaces) *insert no. of childcare spaces	351.9 sq.m.
Café / Restaurant/ Shop	350.6 sq.m.
Convenience Supermarket including ancillary off-licence	1,627 sq.m.
Gym	617.9 sq.m.
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	2,947.4
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	49,208.7
(d) Express 15(b) as a percentage of 15(c):	5.9%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	

<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	<p>X</p>	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>X</p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>X</p>	
<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>X</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>X</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>X</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>X</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>X</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>		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>	X	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	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: [X] No: [] N/A: []</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	
(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— (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	See attached validation letter	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	See attached costs	
(iii) a layout plan showing the location of proposed Part V units in the development?	See attached plans	
(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: [X] New Connection: [X]

(b) Public Mains: [X]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [X] New Connection: [X]

(b) Public Sewer: [X]

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: [X]

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

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

Enclosed:

Yes: [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.

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 see PCE (appended to ESR) that the development will all be in a single phase.

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

Enclosed:

Yes: [] No: [X]

IW assets are to be diverted. Please see the ESR that states all works are to be carried out in accordance with the Irish Water Codes of Practice.

21. Traffic and Transportation

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

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [X] No: []</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge. Areas highlighted within the ownership of DCC shall be retained in charge</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>
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24. Application Fee:

<p>(a) State fee payable for application:</p>	<p>€80,000</p>
<p>(b) Set out basis for calculation of fee:</p>	<p>Max Fee</p>


(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

25. Universal Design:

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

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

Signed: (Applicant or Agent as appropriate)	
Date:	5 th November 2019

26. Contact Details- Not to be Published

Prospective Applicant(s):

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

Where the Prospective Applicant(s) is a Company:

Name(s) of Company Director(s):	Seven Cabra Real Estate Limited – Niamh Torpey, Sean Hernon, Yves Barthiels, Aileen McElroy
Company Registration Number (CRO):	639524
Contact Name:	
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	niamh.torpey@canyoncts.com

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

First Name:	Stephanie
Surname:	Byrne
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	Ireland
Eircode:	D02 ND61
E-mail address (if any):	sbyrne@johnspainassociates.com
Primary Telephone Number:	01-6625803
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Des
Surname:	Twomey
Address Line 1:	Plus Architecture
Address Line 2:	Chancery Lane
Address Line 3:	
Town / City:	
County:	Dublin 8
Country:	Ireland
Eircode:	
E-mail address (if any):	Des Twomey <des@plusarchitecture.ie>
Primary Telephone Number:	01-5213378
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Stephanie Byrne - John Spain Associates</u>
Mobile Number:	<u>01-6625803</u>
E-mail address:	<u>sbyrne@johnspainassociates.com</u>

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.

4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.
6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.

7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.
9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
- the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Question 16:

Location of proposed development:

The subject site is located on the former CIE Lands, 2-4 Carnlough Road, Cabra, Dublin 7.

Area of site : 4.3 hectares

Brief description and nature of development (no. of houses, student units, combined number of bed spaces etc):

Construction of 485 no. residential units (484 no. apartments and 1 no. house) comprising of 33 no. studios, 137 no. 1 bed, 271 no. 2 bed and 44 no. 3 bed units and a neighbourhood centre. The proposed development will comprise of 9 no. Blocks (A – I) ranging in height from part single / part 2 no. storey to 8 no. storeys.

- Block A will comprise of 89 no. apartment units, consisting of 22 no. 1 bed and 67 no 2 bed units and a neighbourhood centre comprising of 4 no. units, comprising of Unit 1, retail / café/ restaurant use (120.6 sq.m.), Unit 2 a convenience supermarket with ancillary off licence (1627.sq.m.), and Unit 3 retail / café/ restaurant use (230 sq.m.), and 1 no. gym unit (617.9 sq.m.),
- Block B will comprise of 24 no. apartment units, consisting of 24 no. 2 beds and the provision of residential amenity space and a creche facility (351.9 sq.m.) at ground floor level
- Block C will comprise of 24 no. apartment units, comprising of 1 no. 1 bed, 15 no. 2 bed and 8 no. 3 beds.
- Block D will comprise of 120 no apartment units, comprising of 17 no. studios, 44 no. 1 beds, 53 no. 2 beds and 6no. 3 beds and the provision of resident lounges and communal terraces at roof level.
- Block E will comprise of 24 no. apartment units, comprising of 5 no. 1 bed 11, no. 2 beds and 8 no. 3 beds.
- Block F will comprise of 123 no. apartment units, comprising of 16 no. studios, 49 no. 1 beds, 52 no. 2 beds and 6 no. 3 beds and the provision of resident lounges and communal terraces at roof level.
- Block G will comprise of 80 no apartments, comprising of 16 no. 1 beds, 49 no. 2 beds and 15 no. 3 beds.
- Block H will comprise of resident amenity space including meeting rooms, postal storage, reception, co working space and cinema room (382.2 sq.m.),
- Block I will comprise of 1 no. 3 bed two storey house at No. 2 Carnlough Road.

The proposed development will also include 403 no. car parking spaces (375 no at basement level (305 no. to serve the residential units and 70 no. to serve the retail units) and 28 no. at surface level (20 no. to serve the residential units and 8 no. to serve the retail units) and 488 no. bicycle parking spaces (368 no. at basement level and 120 no. at surface level), public and communal open space, private open space associated with each residential unit, landscaping, children's play area, fascia signage associated with each retail unit, resident amenities including gym, meeting rooms, postal storage centre, and reception, co working spaces, resident lounges and roof top terraces, a service / loading bay located to the rear of Block A along the western boundary of the site, 3 no. substations and switch rooms, pump room, access gates to the north access point off Faussagh Avenue, upgrades to the road junction at Carnlough Road and Cabra Road, provision of PV Panels at roof level of all blocks and all associated ancillary site development works necessary to facilitate the development.

Mix:

Residential Development:

485 no. residential units

(484 no. apartments and 1 no. house) comprising of 33 no. studios, 137 no. 1 bed, 271 no. 2 bed and 44 no. 3 bed units

Total gross floor space: 49,208 sq.m.

Housing density:

125 unit per hectare for the residential development only

Plot ratio: 1.1

Site coverage: 40.2%

Building heights: single storey to 8 no. storeys

Public and private open space provision

Public Open Space: 3,993

Communal Open Space: 3,585 sq.

Internal amenity 1,763 sq.m.

Parking provision:

403 no. car parking spaces (375 no at basement level (305 no. to serve the residential units and 70 no. to serve the retail units) and 28 no. at surface level

Cycle Parking:

488 no. bicycle parking spaces (368 no. at basement level and 120 no. at surface level)