



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

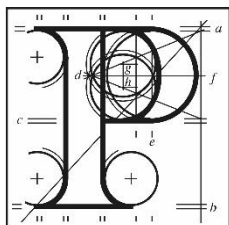
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Vimovo Doyles Limited
--------------------	-----------------------

### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Seventh Floor, College House, Townsend Street, Dublin 2.
Company Registration No:	546125

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

Name:	Niall O' Byrne (Marlet Property Group Limited)
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:	Willem Jacobs
Firm/Company:	Ferreira Architecture

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire Rathdown County Council
--	---------------------------------------

## 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 Doyles Nurseries and Garden Centre and Benoni,
Address Line 2:	Brennanstown Road,
Address Line 3:	
Town/City:	Cabinteely,
County:	Co. Dublin.
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3456-09, 3456-10 OSI License Number AR 0102217
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	c.1.85 ha. nett (c.2.3 ha. gross.
Site zoning in current Development Plan or Local Area Plan for the area:	'A', Residential
Existing use(s) of the site and proposed use(s) of the site:	Existing Use – Unused largely greenfield lands. Formerly in use as a plant nurseries. 3no. existing single storey buildings on site.

	Proposed Use – Residential development of houses and apartments/duplexes.
--	---

**7. Applicant’s Interest in the Site:**

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
			X

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

A letter is attached from the owner in order to lodge this application.

The application boundary also includes for lands in the ownership of Dun Laoghaire Rathdown County Council. A letter of consent is enclosed.

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.

Atlas Limited Partnership, 7th Floor, College House, Townsend Street, Dublin 2 (owners of main site area at the former Doyles Nursery site).

Dun Laoghaire Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co.Dublin, A96 K6C9 (owners of land included in site boundary namely part of the Brennanstown Road, Cabinteely Stream and associated land. See enclosed site location map and letter of consent).

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:

The existing house known as ‘Trees’ abutting the north west boundary of the site is in the ownership of Atlas Limited Partnership but does not form part of this pre-application submission.

## 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: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  Please see attached Planning Report & Appendix of Statement of Consistency for full details.
<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
DLR Reg. Ref. D15A/0120  ABP Ref. PL06D.244873	Residential development of 115no. units (26 houses and 89 apartments/duplexes)	Refused permission by Dun Laoghaire Rathdown County Council & An Bord Pleanála.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
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: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

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):

DLR Reg. Ref. D16A/0852 ; ABP Ref. PL 06D.248475

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

1. The Board had regard to its previous decision under An Bord Pleanála appeal reference number PL 06D.246316 and noted that traffic and pedestrian improvements proposed in the Brennanstown Road Traffic Management Scheme have not yet been implemented and considered that the proposed development would be premature pending the determination by the planning authority of a road layout for the area.

2. The Board considered that the proposed development would not be in keeping with the physical character of the area and noted that the house size in the current proposal is considerably larger than house number 2 in the previous proposal. The proposed development, by reason of its scale, design and bulk, and by reason of its close proximity to the existing two-storey dwelling (Navarone), would represent an overscaled intervention which would be out of character with the pattern of development in the area, would be overbearing on the existing dwelling and would seriously injure the residential amenities of this dwelling and would fail to comply with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the Inspector's view that the proposed development would be acceptable in terms of traffic safety or that the nature, scale and design would not seriously injure the visual or residential amenities of neighbouring property.

Is the applicant aware of the site ever having been flooded?

Yes: [ X ] No: [ ]

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

Please see enclosed Flood Risk Assessment prepared by AECOM Consulting Engineers

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
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.

The proposed development will comprise 115 residential units in a mix of 26 dwelling houses and 89 apartments/duplexes with the proposed 2 and 3 storey houses to consist of eighteen number 3 bed units (Type F,A1,A3,B1), two number 4 bed units (Type C), and six number 4/5 bed units (Type A2, A4, B), and the 89 number apartments/duplexes (within Blocks D, E1, E2, E3, and E4) to consist of thirteen number one bedroom apartments, fifty four number two bedroom apartments, twenty two number three bedroom apartments all in five number buildings ranging in height from three to six storeys with balconies/terraces to be provided on Block D (south elevation), Blocks E1, E2, E3 and E4 (all elevations). A 2nd floor terrace is also provided on the east elevation of the terraced Block F; the proposed development includes for the demolition of 'Benoni' (c.252 square metres - a habitable dwelling proposed for demolition to facilitate the proposed development and main vehicular access), together with the extant single storey buildings associated with the former Doyle's Nursery and Gardens (c.690 square metres); vehicular access to the site is proposed at the location of the existing entrance to the new Doyle's Nursery Garden Centre facility adjoining the south of the subject site which is to be realigned and improved and which will serve both the Garden Centre and the proposed development (note: the new Garden Centre is not part of subject application site). Car parking is to be provided in the form of on-curtilage car parking, on-street parking and a basement car park for 190 spaces; the proposed development will also provide all ancillary and associated site development and landscape works including the removal of existing obstructions in the Cabinteely Stream adjoining the east of the site and the reprofiling of the riparian corridor / flood plain located west of the stream, and the provision an Electricity Supply Board sub-station (c.22 square metres), and all necessary bin and bicycle storage including basement level stores for the apartment/duplex units.

The proposed development includes for measures to upgrade the Brennanstown Road including works within Dun Laoghaire Rathdown County Council (DLRCC) owned lands from the location of the proposed site entrance northwards as far as the junction of the Brennanstown Road with the Bray Road at Cabinteely Village and these works are to comprise road widening and realignment works, widening

and resurfacing of the existing footpath located on the western side of the Brennanstown Road as per the DMURS guidelines to a maximum of c.1.8m in width where physical constraints permit, the introduction of controlled pedestrian measures in the form of a 4 arm mini-roundabout at the proposed site entrance at the junction with the Brennanstown Road and Lambourne Wood Estate, the construction of a c.2.5m wide pelican crossing at the north arm of this roundabout, the construction of a c.2.5m wide raised crossing at the south arm of this roundabout, and the construction of a raised table at the junction of the Brennanstown Road and the Carraig Glen Estate further north of the subject site. The proposed development also includes for improved pedestrian and cyclist connections comprising a pedestrian footbridge to a c.21m span over the Cabinteely Stream at a location to the north east of the subject site to be of steel construction with recycled plastic non-slip boarding with c.1.4m high safety railings providing connectivity for the site to Cabinteely Village, the Stillorgan QBC, and DLRCC owned lands to the east of the subject site identified as a future walking and cycling route ('The Cabinteely Greenway'). The connectivity proposals also include for a new c.3m wide pedestrian and cycle shared surface path connecting the site into the Brennanstown Avenue Estate to the south of the site. The new shared surface path will be c.54m long, passing through DLRCC lands and connecting into an existing footpath along Brennanstown Avenue.

All on lands measuring c.1.85 hectares nett (c.2.3 hectares gross including third party owned lands) bounded generally to the east by Cabinteely Stream, to the south by the new Doyle's Nursery and Garden Centre and residences at Brennanstown Avenue and to the west by the existing houses fronting on to Brennanstown Road at the Former Doyle's Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, Dublin 18.

The site is zoned 'A' Residential in the Dun Laoghaire Rathdown County Development Plan 2016-2022 under which the proposed uses are permitted in principle.

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

**10. Pre-Application Consultations**

**(A) Consultation with Planning Authority:**

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	DLR Pre application Ref PAC/SHD/401/17
Meeting date(s):	19 <sup>th</sup> September 2017
<b>(B) Consultation with An Bord Pleanála:</b>	
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-300144-17
Meeting date(s):	4 <sup>th</sup> December 2017
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
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>Irish Water: Various email consultations held in January and February 2018. Details enclosed in AECOM reports.</p> <p>Dun Laoghaire Rathdown County Childcare Committee: Contacted in February 2018. Details enclosed in Childcare capacity report.</p> <p>See enclosed copy of cover letters confirming application packs in printed and digital form were sent to the required prescribed bodies.</p>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
---	--

If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail Wednesday 28 <sup>th</sup> February 2018
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	Wednesday 28 <sup>th</sup> February 2018
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application. See enclosed	
(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?	<b>Enclosed:</b> 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,	Yes: [ X ] No: [ ]  N/A: [ ]

<p>been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. NTA</li> <li>2. Inland Fisheries Ireland</li> <li>3. Minister for Culture, Heritage and the Gaeltacht</li> <li>4. Heritage Council</li> <li>5. An Taisce</li> <li>6. Irish Water</li> <li>7. DLR County 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>Wednesday 28<sup>th</sup> February 2018</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</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>	

## 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: [ ]</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: [ ] No: [ X ]</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> Yes: [ X ] No: [ ]  N/A: [ ]</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> Yes: [ X ] No: [ ]  N/A: [ ]</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>  Yes: [ X ] No: [ ]   N/A: [ ]</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: [ X ] No: [ ]</p>
---	---

**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	18	2924.8sqm
4-bed	2	292sqm
4+ bed	6	1099sqm
<b>Total</b>	26	4315.8sqm

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	13	602.5sqm
2-bed	54	4396sqm
3-bed	22	2196.6sqm
4-bed		
4+ bed		
<b>Total</b>	<b>89</b>	<b>7195.1sqm</b>

<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:	
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	



**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>
N/A	N/A
<p><b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>(See childcare capacity assessment attached).</p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	
(d) Express 15(b) as a percentage of 15(c):	%

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking	X	

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?	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  Existing dwelling Benoni to be demolished.	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?  If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X

<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>	<p>X Please see attached ABP Response Document</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> :	942 sqm
State gross floor space of any proposed demolition, in m <sup>2</sup> :	942 sqm
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	N/A
State total gross floor space of proposed works in m <sup>2</sup> :	12887.3sqm

**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:	Plant Nurseries & Garden Centre.
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	115no. residential units proposed in a mix of houses and apartments.
(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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	



**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): \_\_\_\_\_

**(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: [ ]

(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: [ ]

## 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: [ ]

## 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.  See enclosed AECOM Drawing number 0203 showing areas proposed 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:	€14950
(b) Set out basis for calculation of fee:	115no. Units @ €130 = €14950
(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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> 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)	<i>Niall O'Byrne</i>
Date:	28 <sup>th</sup> February 2018

**26. Contact Details- Not to be Published****Applicant(s):**

<b>First Name:</b>	Vimovo Doyles Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	7th Floor, College House
<b>Address Line 2:</b>	Townsend Street,
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	Dublin 2
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	niall.obyrne@marlet.ie
<b>Primary Telephone Number:</b>	01-2444011
<b>Other / Mobile Number (if any):</b>	0858664227 ; 0858078306

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

<b>Name(s) of Company</b>	Paul Horn and Patrick Crean
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	546125
<b>Contact Name:</b>	Niall O' Byrne
<b>Primary Telephone Number:</b>	01-2444011
<b>Other / Mobile Number (if any):</b>	0858664227 ; 0858078306
<b>E-mail address:</b>	niall.obyrne@marlet.ie

**Person/Agent (if any) acting on behalf of the 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>	

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

<b>First Name:</b>	Willem
<b>Surname:</b>	Jacobs
<b>Address Line 1:</b>	Ferreira Architects
<b>Address Line 2:</b>	Rosemount Hall, Rosemount Estate
<b>Address Line 3:</b>	Dundrum Road
<b>Town / City:</b>	
<b>County:</b>	Dublin 14
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14FP59
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	Niall O' Byrne or Laura Finn
<b>Mobile Number:</b>	0858664227 or 0858088669
<b>E-mail address:</b>	<a href="mailto:Niall.obyrne@marlet.ie">Niall.obyrne@marlet.ie</a> or <a href="mailto:laura.finn@marlet.ie">laura.finn@marlet.ie</a> ;

**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 2001-2017 that exceeds 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 carry out an EIA screening in respect of a proposed strategic housing development.
  
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
  
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
- the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.