



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

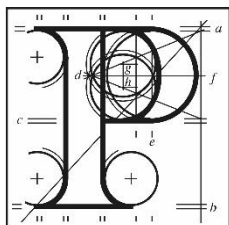
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Scanron Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Station Mews, Lindsay Grove, Glasnevin, Dublin 9, D09 W8W8
Company Registration No:	598795

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

Name:	Sadhbh O'Connor Thornton O'Connor Town Planning
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Riette Gora MRIAI
Firm/Company:	Scanron Limited

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:	Daneswell Place
Address Line 2:	Former Printworks/Smurfit Site
Address Line 3:	Botanic Road, Glasnevin
Town/City:	Dublin 9
County:	
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3197-14, 3197-15
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:	1.036 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Zoned Z1 – To protect, provide and improve residential amenities (Sustainable Residential Neighbourhoods)
Existing use(s) of the site and proposed use(s) of the site:	Existing: Brownfield - all previous buildings have been demolished & construction on foot of extant permission DCC. Reg. Ref. 3665/15/ PL 29N.246124 (as amended by DCC Reg. Refs.

	<p>4267/17, 2133/18, 4306/18) has commenced. 24 No. houses have been completed to date.</p> <p>Proposed: Residential & Ancillary Residential Amenity Spaces, Resident's Management Suite, Childcare Facility, Medical Consultant Use and Café.</p>
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7. Applicant's Interest in the Site:

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

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

Please see Letter of Consent for inclusion of Dublin City Council lands enclosed at Appendix A.

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Scanron Limited, Station Mews, Lindsay Grove, Glasnevin, Dublin 9, D09 W8W8</p>
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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If the answer is "Yes" above, identify the lands and state the nature of the control involved:

Please refer to Scanron's Architectural drawing No. 100-01-SHD (Site Location Map) which illustrates the adjoining areas in the ownership of the applicant.

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"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref: 3665/15; PL29N.246124	131 No. residential units (houses and apartments), café, childcare facility and ancillary development (c. 17,644 sq m gross floor area plus a semi-basement car-park of c. 2,525 sq m).	Granted Permission
ABP Ref. PL29N.303875	Amendment application for 299 No. units as part of the wider site but excluding portions to east and south.	Refuse Permission
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 type="checkbox"/>] No: [<input checked="" 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):		
N/A		

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>N/A</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, please give details:</p> <p>N/A</p>	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The development, which will have a Gross Floor Area of 23,859 sq m (excluding 3,800 sq m basement carparking) will principally consist of the construction of a residential development comprising 240 No. apartments (97 No. one bed apartments, 137 No. two bed apartments and 6 No. three bed apartments) in 5 No. blocks as follows: Block A (36 No. apartments) is part 3 to part 5 No. storeys; Block B (44 No. apartments) is part 5 to part 6 No. storeys over basement; Block C (54 No. apartments) is part 5 No. storeys to part 7 No. storeys over basement; Block D (54 No. apartments) is part 5 to part 7 No. storeys over basement; and Block E (52 No. apartments) is part 5 No. storeys to part 6 No. storeys over basement. Balconies and Winter Gardens are provided to all blocks, facing north, south, east, and west.

The development provides resident amenity spaces (727 sq m) including gymnasium, swimming pool, cinema and flexi space at basement level and a concierge (82 sq m) at ground floor level in Block B. There are also 4 No. units proposed including a creche (197 sq m); café (234 sq m), residential management suite (76 sq m) and medical consulting unit (119 sq m) at ground floor level in Block A.

The proposed development also comprises the: extinguishment of the existing secondary vehicular access to Botanic Road at the south-west corner; 148 No. car parking spaces (140 No. at basement level and 8 No. at ground level); 8 No. motorcycle spaces (at basement level); bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; photovoltaic panels; green roofs; and all other associated site works above and below ground.

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

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:	ABPSHDPAC0003/20																										
Meeting date(s):	<p>A Section 247 pre-planning meeting took place on Wednesday 22nd August 2019 at the offices of Dublin City Council and was attended by the following:</p> <table border="1"> <thead> <tr> <th colspan="2" style="background-color: yellow;">Dublin City Council</th> </tr> </thead> <tbody> <tr> <td>Siobhan O'Connor (SOC)</td> <td>Senior Executive Planner</td> </tr> <tr> <td>Mary Mc Donald (MMD)</td> <td>Conservation Officer</td> </tr> <tr> <td>Nicola Conlon (NC)</td> <td>Transport Officer</td> </tr> <tr> <td>Barry O'Donnell (BOD)</td> <td>Planning Department</td> </tr> <tr> <th colspan="2" style="background-color: yellow;">Design Team</th> </tr> <tr> <td>Kieran Gannon (KG)</td> <td>Applicant</td> </tr> <tr> <td>Fergus Lynch (FL)</td> <td>Applicant</td> </tr> <tr> <td>Riette Gora (RG)</td> <td>Scanron Architects</td> </tr> <tr> <td>Peter Bluett (PB)</td> <td>Bluett + O'Donoghue Architects</td> </tr> <tr> <td>Derek Naughton</td> <td>Bernard Seymour Landscape Architects</td> </tr> <tr> <td>Sadhbh O'Connor (SOC)</td> <td>Thornton O'Connor Town Planning</td> </tr> <tr> <td>Ciara Cosgrave (CC)</td> <td>Thornton O'Connor Town Planning</td> </tr> </tbody> </table> <p>Pre-Planning Meeting No. 2 with Dublin City Council – 3rd December 2019</p> <p>A second Section 247 pre-planning meeting took place on Tuesday 3rd December 2019 at the offices of Dublin City Council and was attended by the following:</p>	Dublin City Council		Siobhan O'Connor (SOC)	Senior Executive Planner	Mary Mc Donald (MMD)	Conservation Officer	Nicola Conlon (NC)	Transport Officer	Barry O'Donnell (BOD)	Planning Department	Design Team		Kieran Gannon (KG)	Applicant	Fergus Lynch (FL)	Applicant	Riette Gora (RG)	Scanron Architects	Peter Bluett (PB)	Bluett + O'Donoghue Architects	Derek Naughton	Bernard Seymour Landscape Architects	Sadhbh O'Connor (SOC)	Thornton O'Connor Town Planning	Ciara Cosgrave (CC)	Thornton O'Connor Town Planning
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	Design Team	
	Kieran Gannon (KG)	Applicant
	Fergus Lynch (FL)	Applicant
	Riette Gora (RG)	Scanron Architects
	Michael O'Boyle (MOB)	Bluett + O'Donoghue Architects
	Derek Naughton (DN)	Bernard Seymour Landscape Architects
	Sadhbh O'Connor (SOC)	Thornton O'Connor Town Planning
Ciara Cosgrave (CC)	Thornton O'Connor Town Planning	

(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-306540-20																				
Meeting date(s):	<p>The Section 5 Tripartite meeting took place on 19th March 2020 at the offices of An Bord Pleanála and was attended by the following:</p> <table border="1" style="margin-left: 20px;"> <tr> <td colspan="2" style="background-color: yellow;">An Bord Pleanála</td> </tr> <tr> <td>Rachel Kenny</td> <td>Director of Planning</td> </tr> <tr> <td>Erika Casey</td> <td>Senior Planning Inspector</td> </tr> <tr> <td>Hannah Cullen</td> <td>Executive Officer</td> </tr> <tr> <td colspan="2" style="background-color: yellow;">Dublin City Council</td> </tr> <tr> <td>Barry O'Donnell</td> <td>Executive Planner</td> </tr> <tr> <td>Mary McDonald</td> <td>Conservation Officer</td> </tr> <tr> <td colspan="2" style="background-color: yellow;">Design Team</td> </tr> <tr> <td>Riette Gora</td> <td>Scanron</td> </tr> <tr> <td>Sadhbh O'Connor</td> <td>Thornton O'Connor Town Planning</td> </tr> </table>	An Bord Pleanála		Rachel Kenny	Director of Planning	Erika Casey	Senior Planning Inspector	Hannah Cullen	Executive Officer	Dublin City Council		Barry O'Donnell	Executive Planner	Mary McDonald	Conservation Officer	Design Team		Riette Gora	Scanron	Sadhbh O'Connor	Thornton O'Connor Town Planning
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(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:

AECOM has had a significant amount of pre application consultation discussions regarding the Daneswell Place development with various stakeholders such as Transport Infrastructure Ireland and the National Transport Authority, since 2018 as detailed in the Traffic and Transportation Assessment prepared by AECOM and submitted with this application.

Joseph O'Reilly Consulting Engineers have consulted with Irish Water as detailed in the accompanying Engineering Services Report.

Thornton O'Connor Town Planning have contacted the following prescribed bodies listed in the APB Opinion issued on 20th March 2020:

1. The Minister for Culture, Heritage and the Gaeltacht;
2. The Heritage Council;
3. An Taisce;
4. An Chomhairle Ealaíon;
5. Failte Ireland;
6. Transport Infrastructure Ireland;
7. National Transport Authority;
8. Dublin City Childcare Committee; and
9. Irish Water.

We have contacted all of the Statutory Consultees and have been advised that they do not require hard copies of the submission. Furthermore, Failte Ireland, An Chomhairle Ealaíon and the Minister for Culture, Heritage and the Gaeltacht have advised that an emailed cover letter with the website URL is their preferred option as a consequence of Covid-19 restrictions. Cover letters sent to the statutory consultees are enclosed at Appendix B.

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star dated 29 th June 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	2 nd July 2020
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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] 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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]

<p>If the answer to the above is “Yes”, list 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>
<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: [<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: [] No: []</p> <p>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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Statement of Consistency prepared by Thornton O'Connor Town Planning</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Statement of Consistency prepared by Thornton O'Connor Town Planning</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please refer to the Statement of Consistency prepared by Thornton</p>

	O'Connor Town Planning
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.	
(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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please refer to the Response to Opinion Report prepared by Thornton O'Connor Town Planning
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please refer to the Response to Opinion Report prepared by Thornton O'Connor Town Planning

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Material Contravention Statement prepared by Thornton O'Connor Town Planning
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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	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	97	4,989
2-bed	137	11,299
3-bed	6	677
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	240 No.	16,965

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²

Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

(b) State total number of residential units in proposed development:	240 No. units
(c) State cumulative gross floor space of residential accommodation, in m ² :	23,234 sq m

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 (62 No. of childcare spaces) (Class 8)	197 sq m
Café (Class 2)	234 sq m
Medical Consulting Unit (Class 3)	119 sq m
Resident's Management Suite (Class 2)	76 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 :	625 sq m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	23,859 sq m
(d) Express 15(b) as a percentage of 15(c):	2.6 %

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?	✓	
(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.		✓

<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>	<p>✓</p> <p>Please see Schedule of Documents enclosed as Appendix C and Schedule of Drawing enclosed as Appendix D.</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	0 sq m
State gross floor space of any proposed demolition, in m ² :	0 sq m
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 sq m
State total gross floor space of proposed works in m ² :	23,859 sq m (excluding basement carpark of 3,800 sq m)

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

(a) State existing use of land or structure:	Brownfield Vacant Land
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Industrial/Commercial prior to permitted residential as per Q8
(c) State proposed use(s):	Residential and Commercial
(d) State nature and extent of any such proposed use(s):	240 No. apartment units with ancillary resident amenities, café, creche, resident's management suite and medical consulting unit.
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]	

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?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>✓</p> <p>Please refer to the Part V documentation prepared by Scanron enclosed with this planning application.</p> <p>DCC Part V validation Letter is provided at Appendix E.</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>✓</p> <p>Please refer to the Part V documentation prepared by Scanron enclosed with this planning application.</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which	N/A	

section 96(13) is considered to apply to the development.		
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20. Water Services:

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

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Engineering Services Report prepared by Joseph O'Reilly Consulting Engineers
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Engineering Services Report prepared by Joseph O'Reilly Consulting Engineers
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Engineering Services Report prepared by Joseph O'Reilly Consulting Engineers
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the Engineering Services Report prepared by Joseph O'Reilly Consulting Engineers

<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to the Engineering Services Report prepared by Joseph O'Reilly Consulting Engineers</p>
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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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to the Traffic and Transport Assessment prepared by AECOM</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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please note a Mobility Management Plan has been prepared by AECOM and is enclosed as part of the Traffic and Transportation Assessment.</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:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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	Please refer to Scanron's Architectural Drawing No. 100-13-SHD
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

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> <p>Please see schedule of documents attached at Appendix C and schedule of drawings attached at Appendix D.</p>
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24. Application Fee:

(a) State fee payable for application:	€35,707.20
(b) Set out basis for calculation of fee:	<p>240 No. units X €130 = €31,200</p> <p>626 sq m X €7.20= €4,507.20</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

25. Universal Design:


Please provide a statement as to how the proposed Strategic Housing Development has sought to comply	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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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

Please refer to Sections 8.2 and 8.3 of the Architectural Design Statement prepared by Scanron which provides a Universal Design Compliance statement and Urban Design Manual compliance statement.

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:	2 nd July 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Scanron Limited
Surname:	
Address Line 1:	Station Mews,
Address Line 2:	Lindsay Grove,
Address Line 3:	Glasnevin,
Town / City:	Dublin 9,
County:	D09 W8W8
Country:	Ireland
Eircode:	
E-mail address (if any):	kieran@eastwise.ie
Primary Telephone Number:	083-8537232
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Scanron Limited
Director(s):	Kieran Gannon
Company Registration Number (CRO):	598795
Contact Name:	Kieran Gannon
Primary Telephone Number:	083-8537232
Other / Mobile Number (if any):	
E-mail address:	kieran@eastwise.ie

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

First Name:	Sadhbh
Surname:	O' Connor
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper,
Address Line 3:	Dundrum
Town / City:	Dublin 14
County:	
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	sadhbh@toctownplanning.ie
Primary Telephone Number:	01 2051490
Other / Mobile Number (if any):	087 6287431

Person responsible for preparation of maps, plans and drawings:

First Name:	Riette
Surname:	Gora
Address Line 1:	Scanron Limited
Address Line 2:	Station Mews
Address Line 3:	Lindsay Grove
Town / City:	Glasnevin
County:	Dublin 9
Country:	Ireland
Eircode:	D09W8W8
E-mail address (if any):	Riette@eastwise.ie
Primary Telephone Number:	087-9421170
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Sadhbh O'Connor
Mobile Number:	087 6287431
E-mail address:	Sadhbh@toctownplanning.ie

Appendix A – Letter of Consent

Appendix B – Cover Letters

Appendix C – Schedule of Documents

Appendix D – Schedule of Drawings

Appendix E – Part V