



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:	Fitzwilliam DL Ltd.
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	2 nd Floor, Elm House, Leopardstown Office Park, Sandyford, Dublin 18, D18 YEK6
Company Registration No:	636001

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:	Barry Foote
Firm/Company:	Reddy Architecture & Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire-Rathdown County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands at St Michael's Hospital Car Park
Address Line 2:	Crofton Road
Address Line 3:	
Town/City:	Dun Laoghaire
County:	Dublin
Eircode:	A96 TN26
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Licence No. – AR-0052219 Sheet Ref No. – 3394-01 X,Y = 724224,728791
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. 0.42 ha
Site zoning in current Development Plan or Local Area Plan for the area:	MTC – Major Town Centre
Existing use(s) of the site and proposed use(s) of the site:	Existing Use – Commercial car park and disused dwelling Proposed Use – Build to Rent Residential development including residential amenities and a café unit

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:			
Area of the northern part of the site is taken in charge by Dun Laoghaire Rathdown County Council. Please see letter of consent and plan attached. Dun Laoghaire Rathdown confirm they have the necessary powers to facilitate the works proposed in this area. Please see Appendix 1.			
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.	Fitzwilliam DL Ltd., 2 nd Floor, Elm House, Leopardstown Office Park, Sandyford, Dublin 18, D18 YEK6. Dun Laoghaire-Rathdown County Council, County Hall, Marine Road, Dun Laoghaire, County Dublin.		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [] No: [X]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref.: D07A/1067; ABP Ref: PL06D226077	The development of a mixed use residential / retail building of 6-8 storeys over double basement along Crofton Road reducing to five storeys to the south of the lands.	Refused by ABP in July 2008.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
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: [X] No: []
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>Lands to the East of the Subject Site</p> <p><u>Reg. Ref: D03A/0163; ABP Ref.: PL06D.204047</u></p> <p>Mixed use development comprising: 110 no. apartments in a single building consisting of a six storey plus penthouse level structure which accommodates 32 No. 1 bedroom apartments, 69 No. 2 bedroom apartments and 9 no. 3 bedroom apartments; 10,646 m² of office accommodation laid out in four buildings.</p> <p>Granted by ABP in November 2003.</p>		

Reg. Ref.: D04A/0424

Planning permission for amendments to Reg. Ref.: D03A/0163.

Granted by DLRCC in July 2004.

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

Yes: [] No: []

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

N/A

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

Yes: [] No:[]

If the answer is "Yes" above, please give details:

N/A

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 will consist of the demolition of an existing 2 no. storey house (c. 78 sqm) on the site and the construction of 102 no. Build-to-Rent residential apartments (as defined under SPPR 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities') across 2 no. buildings (Building 01 and Building 02), along with ancillary residential amenities and a publicly accessible café (overall total gross floor space c. 8,765 sqm) on a c. 0.42ha site.

Building 01 (fronting onto Crofton Road) comprises part 5 no. storeys, part 6 no. storeys, part 8 no. storeys and extending to part 13 no. storeys in height (with setback at 13th storey level) and will accommodate 42 no. 1-bed apartments and 15 no. 2-bed apartments (c. 5,047 sqm). A flagpole extends from 8th storey level at Building 01. Building 02 to the south extends to 9 no. storeys in height (with setback at 9th storey level including a terrace), and will accommodate 38 no. 1-bed apartments and 7 no. 2-bed apartments (c. 3,718 sqm).

Internal residential support facilities and amenities in the form of a co-working/study space, gym, games area, lounge/kitchen area, and multi-purpose recreational space, alongside a reception, postal and waste storage areas (c. 363 sqm) is provided at ground floor level of Building 01, with an enclosed amenity space at 13th storey level which will be publicly accessible on occasions, (extending to c. 77.4 sqm). A publicly accessible café unit is provided at ground floor level of Building 01 extending to c. 93 sqm. Additional internal residential support facilities are found at ground floor level of Building 02 in the form of a bicycle repair station, waste and storage units (c. 45.8 sqm).

A total of c. 765 sqm of communal landscaped open space is provided, included at the courtyard between the two buildings, roof terraces at 6th storey level [western elevation], 9th storey level [southern elevation] and 13th storey level [enclosed - north, east and west] at Building 01 and at the 9th storey level [west elevation] roof terrace of Building 02. A total of c. 681 sqm of landscaped public open space is located to the north of Building 01, adjacent to Crofton Road including a pedestrian route along the eastern perimeter of the site. Balconies are included at both buildings.

The development includes a shared right of way providing access to St. Michael's Hospital along the western perimeter of the site, accessed from Crofton Road. This provides access to 3 no. car parking spaces (including 1 no. disabled space) and 2 no. motorcycle parking spaces located between the two buildings. A secondary landscaped pedestrian route is included along the eastern perimeter of the site providing access to St. Michael's Hospital. A total of 150 no. secured bicycle parking spaces are provided at the ground floor level of Building 02, with additional external bicycle parking within the external courtyard (26 visitor spaces) and public open space at the northern perimeter for café use (8 public bicycle parking spaces).

The development also includes an ESB substation at ground floor level of Building 01, bin stores, services and drainage infrastructure, green roofs, boundary treatments and all ancillary development works necessary to facilitate the development. Modifications to the configuration of the roadway and footpath, including new road markings are included at Crofton Road to facilitate the implementation of a new vehicular entrance at the western perimeter.

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:	PAC/SHD/328/18
Meeting date(s):	16 th August 2018 11 th January 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-306688-20
Meeting date(s):	13 th May 2020

(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:

Consultation with Irish Water in obtaining Confirmation of Feasibility Letter and Design Acceptance.

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:	Newspaper: Irish Daily Mail Date of Publication: 21 st December 2020
(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:	7 th January 2021
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: [X] N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [] No: [X] 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: [<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 checked="" 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 checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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 checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> • Minister for Culture, Heritage and the Gaeltacht • The Heritage Council • An Taisce • An Chomhairle Ealaíon • Fáilte Ireland • Irish Water • Dun Laoghaire Rathdown County Council Childcare Committee • Transport Infrastructure Ireland
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:	7 th January 2021
(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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
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:	N/A

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: [X] 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: [X] No: [] N/A: [] See Statement of Response to ABP Opinion</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>Enclosed: Yes: [X] No: [] N/A: []</p>
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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>Enclosed: Yes: [X] No: []</p>
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	80	47.9 sqm – 59.6 sqm
2-bed	22	76.5 sqm – 82.5 sqm
3-bed		
4-bed		
4+ bed		
Total	102	7,737 sqm

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

(b) State total number of residential units in proposed development:	102 units
(c) State cumulative gross floor space of residential accommodation, in m ² :	8,672 sqm (including internal facilities and amenity)

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
Commercial café	93 sqm
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 :	93 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	8,765 sqm
(d) Express 15(b) as a percentage of 15(c):	1.1%

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?	√	

<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>√</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>√</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>√</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>√</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>√</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>√</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>√</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>List of information noted on Cover Letter</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 :	c. 78 sqm
State gross floor space of any proposed demolition, in m ² :	c. 78 sqm
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 :	8,765 sqm

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

(a) State existing use of land or structure:	Commercial car park and disused dwelling
(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):	Residential Development with Commercial Café
(d) State nature and extent of any such proposed use(s):	A total of 102 no. Build to Rent residential apartment units (80 no. 1-bed, 22 no. 2-bed) across 2 no. blocks, ranging in height from 5 to 13 no. storeys, internal and external communal amenity space including roof terraces and courtyard, car and bicycle parking, publicly accessible café and public open space and access works on a 0.42 ha site.

(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: [X] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	√	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (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	√ Letter of validation of Part V from DLRCC, proposals and costings enclosed.	
(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	√	
(iii) a layout plan showing the location of proposed Part V units in the development?	√	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act	N/A	

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

(A) Proposed Source of Water Supply:
<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>
(B) Proposed Wastewater Management / Treatment:
<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>
(C) Proposed Surface Water Disposal:
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p>

Soakpit: <input type="checkbox"/>	
Watercourse: <input type="checkbox"/>	
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"/> Confirmation of Feasibility enclosed.
(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"/> Confirmation of Feasibility enclosed.
(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"/> Statement of Design Compliance enclosed.
(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"/> Single phase of construction.
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: N/A Yes: <input type="checkbox"/> No: <input type="checkbox"/> No impacts on Irish Water assets.

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: [X] No: []</p> <p>Transportation Assessment included within Engineering Planning Report enclosed.</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: [X] No: []</p> <p>Outline Travel Plan enclosed.</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: [X] No: []</p> <p>Stage 1 Quality Audit enclosed.</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: [] No: [X]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking 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:


(a) State fee payable for application:	€13,929.60
(b) Set out basis for calculation of fee:	102 units * €130 per unit = €13,260 93 sqm * €7.20 per sqm = €669.60 Total = €13,929.60
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	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:	7 th January 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Fitzwilliam DL Ltd.
Surname:	
Address Line 1:	2 nd Floor, Elm House
Address Line 2:	Leopardstown Office Park
Address Line 3:	Sandyford
Town / City:	Dublin 18
County:	Dublin
Country:	Ireland
Eircode:	D18 YEK6
E-mail address (if any):	
Primary Telephone Number:	+353 1 2139908
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Noel Smyth, Alannah Smyth & Bryan Lawlor
Company Registration Number (CRO):	636001
Contact Name:	Bryan Lawlor
Primary Telephone Number:	+353 1 2139908
Other / Mobile Number (if any):	
E-mail address:	bl@fitzwilliamrec.com

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

First Name:	John Spain Associates
Surname:	
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):	ilivingstone@johnspainassociates.com
Primary Telephone Number:	01-6625803
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Barry
Surname:	Foote
Address Line 1:	Reddy Architecture + Urbanism
Address Line 2:	Dartry Mills
Address Line 3:	
Town / City:	Dartry
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	bfoote@reddyarchitecture.com
Primary Telephone Number:	01 498 7000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Ian Livingstone
Mobile Number:	01-6625803
E-mail address:	ilivingstone@johnspainassociates.com

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.

Appendix 1

DLRCC Letter of Consent & Correspondence



Lombard's Court, Dún Laoghaire-Rathdown, Halls-in-Chance, Dún Laoghaire, Co. Átha Cliath, Éire. A96 AYC6
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 AYC6
T: 01 205 4806 F: 01 205 4869 www.dlrcc.ie

An Rannóg Bonneagair agus Athraithe Aeráide Infrastructure and Climate Change Department

Property Management Section
Robert Burns
Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin
Tel: 01 2054806, Email: rburns@dlrcc.ie

Tan Livingstone
John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

18th December 2020

Subject to Contract – Contract Denied

Re: Proposed SHD for St Michael's Hospital Car park, Dun Laoghaire

Inclusion of Council Lands

Dear Mr. Livingstone,

I wish to advise that while the portion of Crofton Road in question is not in Dún Laoghaire-Rathdown Council ownership, the area forms part of the public road network and the Council is responsible for maintaining it. Dún Laoghaire-Rathdown County Council consents to the inclusion of lands highlighted purple on Drawing No. P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31012, Revision P2, by your client Fitzwilliam DL Ltd, to complete proposed works to the public road and footpath as part of a SHD planning application at St Michael's Hospital, Crofton Road, Dun Laoghaire, Co. Dublin, subject to the following conditions:

1. Proposed works shall not impact on existing Council Services (surface water sewers) or the ability of the council to access same.
2. Drainage Section must be contacted prior to any work being carried out to agree suitable location and vertical and horizontal distances from existing Council services for proposed services. A method statement is required to be submitted prior to any work being carried out.
3. Irish Water should be contacted in relation to Drinking Water or Foul Drainage Services. Please note there is significant Irish Water infrastructure at this location.




4. If planning permission is granted, any approved works in the purple highlighted area (and beyond this if required by the granted permission), are to be undertaken by the applicant/developer at their expense and will require a road opening licence.
5. An Arboricultural Survey compliant with BS5837:2012 (Trees in relation to design, demolition and construction-recommendations), should be provided for by the developer at pre-planning stage. This survey is to be carried out in full, ascertaining the impact any proposed works in this area of the verge will have on the existing trees, along with mitigation measures for consideration as part of any planning permission in order to retain the trees in a proper and safe manner. If unavoidable provision for removal and compensation (via CAVAT Tree Evaluation) for replacement planting is provided for (Parks and Landscape Services).
6. That the necessary arrangements be made for permeability through the site which are the control of the Applicants as shown on drawing no. P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003 to include a shared vehicular and cycle route along the western perimeter as well as a pedestrian route along the eastern perimeter linking to St Michael's Hospital to the south.

The 225mm Ø uPVC Surface Water Sewer (Light Blue, Dashed) should be treated with extreme caution. Pipes are particularly vulnerable to breakage especially when they are subject to heavy loads associated with site development. Any proposed development is still subject to normal planning regulations and this letter is no guarantee of approval by Drainage Planning.

This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours Sincerely,




Robert Burns
DIRECTOR

RE: St Michael's Letter of Consent



Rushe Kate <krushe@DLRCOCO.IE>

To  Ian Livingstone



15/12/2020

 You replied to this message on 15/12/2020 17:30.

Hi Ian,

Yes the public road is taken in charge and maintained by the Council and on previous SHD and planning applications this has satisfied the requirements of An Bord Pleanala or the Planning Authority. The Council has the necessary powers to facilitate the works subject to the appropriate licence following grant of planning permission.

Regards

Kate

Kate Rushe | Assistant Staff Officer | Property Management Section, Infrastructure & Climate Change Department.

Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin.

T: 01 2054700 ext. 4189 | Direct: 01 2054397 | Mobile: 087 2374970

Email: krushe@dlrcoco.ie | Website: www.dlrcoco.ie