

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:	Jacko Investments Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Brigean, Rathbeale Road, Swords, Co. Dublin
Company Registration No:	621258

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

Name:	Hughes Planning and Development Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: <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:	Max O'Flaherty
Firm/Company:	Aughey O'Flaherty Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal 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:	The Lord Mayor's Public House
Address Line 2:	Main Street
Address Line 3:	
Town/City:	Swords
County:	Dublin
Eircode:	K67W8N4
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	2994-08 X,Y = 717964, 746528
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:	1.53Ha
Site zoning in current Development Plan or Local Area Plan for the area:	MC – Major Town Centre (1.23 Ha) HA – High Amenity (0.3 Ha)
Existing use(s) of the site and proposed use(s) of the site:	Pub, restaurant and off-licence and associated car parking area

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
The applicant, Jacko Investments Limited, holds ownership of the majority of the subject site (hectares of total 1.43 hectare site)			
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.	1.43 Hectares – Jacko Investments Ltd. 0.1 Hectares - Fingal County Council		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
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.		
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

<p>Reg. Ref. No. 306771-20</p>	<p>Permission refused for a strategic housing development on on 28th July 2020 for the following: (i) Demolition of the existing 1-3 storey public house, restaurant, off-licence and associated storage buildings (totalling 1,197sq.m) and removal of associated surface car park; (ii) construction of a residential development providing a total of 172 no. residential apartments (comprising 67 no. one-bed units, 101 no. two-bed units and 4 no. two-bed units) in 4 no. four-seven storey blocks over basement. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 3 no. communal amenity spaces (totalling 296sqm), including a communal gym (77sqm), and a ground floor level landscaped courtyard. The development is served by an underground carpark (accessed from Church Road) providing a total of 132 no. parking spaces (including 6 no. mobility impaired user parking spaces and 5 no. car club parking spaces), and 408 no. bicycle spaces (336 no. resident spaces at basement level and 72 no. visitor spaces at ground floor level in the central courtyard); (iii) 2 no. commercial units (comprising 394sqm and 296sqm and accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001- 2019, as amended); a 235sqm creche and 87sqm café at ground floor level; (iv) removal of existing culverts, installation of new culverts to facilitate pedestrian and vehicular access and diversion of the Glebe Stream on site; and (v) associated site and infrastructural works.</p>	<p>Refused</p>
<p>Reg. Ref. F11A/0111</p>	<p>Planning permission was granted by Fingal County Council on 19th October 2000 for a development which consisted of two storey extension to existing retail unit (off-licence) to accommodate additional retail and storage areas.</p>	<p>Permission Granted</p>
<p>Reg. Ref. F00A/0778</p>	<p>Permission granted by Dún Laoghaire-Rathdown County Council on 16th July 2020 for extension of duration of permission for Reg. Ref. D14A/0865</p>	<p>Permission granted</p>

Reg. Ref. F98A/0344	Planning permission was refused by Fingal County Council for a proposed development which consisted of a new free-standing illuminated signage	Permission Refused
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 checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer is "Yes" above, please give details e.g. year, extent: Please refer to the Flood Risk Assessment, prepared by JBA Consulting, which accompanies this application.		
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: 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.

(i) demolition of the existing 1-3 storey public house, restaurant, off-licence and associated storage buildings (totalling 1,197sq.m) and removal of associated surface car park; (ii) construction of a residential development of 146 no. apartments (69 no. one-bedroom, 68 no. two-bedroom and 9 no. three-bedroom) in 4 no. blocks (ranging in height from four to six storeys over basement level) as follows:

- *Block A containing 15 no. apartments (3 no. one bedroom, 9 no. two bedroom and 3 no. three-bedroom) and measuring four storeys in height;*
- *Block B containing 41 no. apartments (23 no. one bedroom, 17 no. two bedroom and 1 no. three bedroom) and measuring part-five part-six storeys in height;*
- *Block C containing 54 no. apartments (33 no. one bedroom, 16 no. two bedroom and 5 no. three bedroom) and measuring part-five part-six storeys in height; and,*
- *Block D containing 36 no. apartments (10. no one bedroom and 26 no. two bedroom) and measuring part-four part-five storeys in height.*

(ii) all apartments will have direct access to an area of private amenity space, in the form of a terrace/balcony, and will have shared access to internal communal amenities including a gym (211sq.m), communal store rooms (158sq.m) and a cinema/playroom (89sq.m), 3,551sq.m of external communal amenity space and 2,041sq.m of public open space; (iii) provision of 109 no. vehicular parking spaces (including 5 no. mobility parking spaces, 5 no. car-share spaces and 11 no. electric charging spaces), 6 no. set-down parking spaces and 332 no. bicycle parking spaces at basement level accessible via new vehicular access from Church Road; (iv) provision of 5 no. commercial units (746sq.m total) located at basement/ground floor level in Blocks A and B; and 1 no. childcare facility (424sq.m) located within the basement level of Block C; (v) removal of existing culverts, installation of new culverts to facilitate pedestrian/vehicular access and diversion of the Glebe Stream on site; and, (vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths, provision of surface level bicycle parking (56 no. spaces), bin storage, foul and surface water drainage, green roofs, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura impact statement has been prepared in respect of the proposed development.

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: No:

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: 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:	PPSHD/013/21
Meeting date(s):	2 nd July 2021
(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-311471-21
Meeting date(s):	17 th November 2021
(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:	
N/A	

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 4th April 2022

<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>If the answer to above is “Yes”, state date on which the site notice(s) was erected:</p>	<p>4th April 2022</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Transport Infrastructure Ireland 2. National Transport Authority 3. Irish Water 4. The relevant Childcare Committee

	<p>5. Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation),</p> <p>6. The Heritage Council (archaeology, architectural heritage and nature conservation),</p> <p>7. An Taisce-the National Trust for Ireland (archaeology, architectural heritage and nature conservation),</p> <p>8. An Comhairle Ealaíon,</p> <p>9. Fáilte Ireland</p> <p>10. Inland Fisheries Ireland</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>4th April 2022</p> <p>*Electronic Copy Only as per Guidance from Prescribed Bodies</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>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></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>N/A</p>
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	<p>N/A</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>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"/> Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development Consultants, submitted with this application.</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"/> Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development Consultants, submitted with this application.</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>

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.

(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:

Enclosed:

Yes: No:
N/A:

Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development Consultants, submitted with this application.

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: No:
N/A:

(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: No:
N/A:

Discussion regarding this item can be found in the Statement of Response to Pre-application Consultation Opinion, prepared by Hughes Planning and Development Consultants,

	submitted with this application.
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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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Discussion regarding this item included in the Material Contravention Statement, prepared by Hughes Planning and Development Consultants submitted with the application</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	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	69	3,923

2-bed	68	5,754
3-bed	9	880
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	147	10,557

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:	146
(c) State cumulative gross floor space of residential accommodation, in m ² :	10,557

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 (Resident's Childcare Facility)	424
Commercial (5 no. Commercial Units)	746
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 :	1,170
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	11,727
(d) Express 15(b) as a percentage of 15(c):	9.9%

16. Strategic Housing Development Details:

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

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

<p>If "Yes", enclose a brief explanation with this application.</p>		
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>	✓	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p>		✓

<p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	✓	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	1,197
State gross floor space of any proposed demolition, in m ² :	1,197
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 :	11,727

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

(a) State existing use of land or structure:	Pub, restaurant and off-licence and associated car parking area
(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 Apartment Building with Resident's Childcare Facility & 5 no. Commercial Units
(d) State nature and extent of any such proposed use(s):	Residential – Apartment units 10,557sq.m Commercial - Resident's Childcare 424sq.m Commercial – Independent Units (5) 746sq.m
(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?	✓	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— <ul style="list-style-type: none"> <li data-bbox="300 674 1031 1128">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1151 1031 1458">(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1480 1031 1565">(iii) a layout plan showing the location of proposed Part V units in the development? 	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

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

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(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"/>
(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"/>
(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"/>
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A

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)?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
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22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:

(a) State fee payable for application:	€37,404
(b) Set out basis for calculation of fee:	146 No. units x €130 = €18,980 1,170sq.m x €7.20 = €8,424 NIS = €10,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>


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	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
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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	
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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)	 Agent: Kevin Hughes, Hughes Planning and Development Consultants
Date:	4 th April 2022

26. Contact Details- Not to be Published

Applicant(s):

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

Where the Prospective Applicant(s) is a Company:

Name(s) of Company Director(s):	Michael Savage, Niall Savage, Tara Savage, Colm Savage
Company Registration Number (CRO):	621258
Contact Name:	Michael Savage
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	michael@robertsavagelimited.ie

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

First Name:	Hughes Planning and Development Consultants
Surname:	
Address Line 1:	85 Merrion Square
Address Line 2:	Dublin 2
Address Line 3:	
Town / City:	
County:	
Country:	Ireland
Eircode:	D02 FX60
E-mail address (if any):	info@hpdc.ie and ger.harris@hpdc.ie
Primary Telephone Number:	01 539 0710
Other / Mobile Number (if any):	0872341495

Person responsible for preparation of maps, plans and drawings:

First Name:	Max
Surname:	O'Flaherty
Address Line 1:	32 Nassau Street
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	
Country:	Ireland
Eircode:	
E-mail address (if any):	max@aof.ie
Primary Telephone Number:	(01) 6729932
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Michael Savage
Mobile Number:	
E-mail address:	michael@robertsavagelimited.ie