

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

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

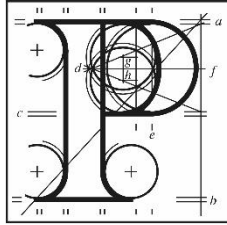
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Stonebridge House, Stonebridge Close, Shankill, County Dublin
Company Registration No:	42701

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

Name:	Alan Fenton of Delphi Design, Architecture + 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: [ 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:	David Smith
Firm/Company:	of Delphi Design, Architecture + Planning

## 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:	<b>The grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10.</b>  <b>(The application site is bounded to the south by Ballyfermot Road (R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (R148), and to the west by Lynch's Lane and other adjoining institutional lands).</b>
Address Line 2:	<b>Ballyfermot Road</b>
Address Line 3:	<b>Dublin 10</b>
Town/City:	<b>Dublin</b>
County:	<b>Dublin</b>
Eircode:	<b>D10 VE03, D10 X470 &amp; D10 Y073</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>Ordnance Survey Map Ref. No's: 3262-08, 3262-09, 3262-13 &amp; 3262-14</b>  <b>ITM Coordinates: 710475,733822</b>
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.  <b>Enclosed on softcopy usbs submitted with the application</b>	
Area of site to which the application relates in hectares:	<b>8.3 ha</b>

Site zoning in current Development Plan or Local Area Plan for the area:	Objective 'Z15' (Institutional and Community) - <i>"To protect and provide for institutional and community uses"</i> in the existing Dublin City Development Plan 2016-2022.
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: The site is currently unoccupied but was previously in use as a national school, with associated playing pitches, and a residential building for the De La Salle religious order.  Proposed Use: Residential with mixed uses.

## 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
	<b>X</b>		<b>X</b>
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The vast majority of the site is owned by the applicant; however, due to the nature of some public realm works included for as part of the development, a small portion of the site at Ballyfermot Road and Lynch's Lane is under the control of Dublin City Council.</p> <p>Enclosed as part of the application is a letter of consent, dated 8<sup>th</sup> December 2021, prepared by Dublin City Council consenting to the inclusion of these lands within their control as part of the subject application - please refer to same for further details.</p>			
State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p>The site owner is Dwyer Nolan Developments Ltd. (the Applicant) of Stonebridge House, Stonebridge Close, Shankill, County Dublin.</p> <p>A letter of consent from Dublin City Council is also enclosed with the application as detailed above – Dublin City Council's address is at Civic Offices, Wood Quay, Dublin 8.</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [ <b>X</b> ]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved: <b>N/A</b>			

## 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><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
0194/01	Walls, fencing & boundary works to school	Granted
5819/06	Security fencing & gates at school	Granted
3345/07	ESB substation	Granted
3419/08	Demolition of changing rooms & construction of new changing rooms	Granted
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.:		
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: [ <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"/> ]

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.

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site of c. 8.3 hectares located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10. The application site is bounded to the south by Ballyfermot Road (R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (R148), and to the west by Lynch's Lane and other adjoining institutional lands.

The application site contains a Protected Structure i.e., the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref No. 8784).

The development will consist of the following:

- (1) Demolition of: (i) the east and west wings of the former national school (c. 1,250m<sup>2</sup> & c. 1,244m<sup>2</sup> respectively); (ii) existing buildings / shelters on site (c. 1,818m<sup>2</sup>); (iii) the rear return of the Protected Structure (c. 121m<sup>2</sup>) & 2 no. flanking single storey loggia (c. 100m<sup>2</sup>); and (iv) the Mount La Salle "Monastery" building (c. 1,700m<sup>2</sup>).
- (2) Renovation and change of use of the 2 storey Protected Structure, forming part of proposed Block A, from previous educational use to (a) proposed childcare use on the ground & first floor (c. 1,005m<sup>2</sup>), with associated outdoor play space to the rear (c. 256m<sup>2</sup>), and (b) community use (c. 92m<sup>2</sup>) on the ground floor. The development also seeks permission for the relocation of the principal paired entrance gate piers on Ballyfermot Road inwards (northwards) to the site.
- (3) Construction of 927 no. apartments & duplex / triplex units comprised of 325 no. one bed, 538 no. two bed, & 64 no. three bed dwellings, 1 no. commercial unit and 1 no. retail / café unit in 8 no. blocks (Blocks A-H) ranging in height from 2 to 13 storeys. The breakdown of individual blocks is as follows:
  - Block A consists of: (i) the 2 storey Protected Structure, and (ii) a 2 to 5 storey building located to the rear of the Protected Structure consisting of 69 no. apartments, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 26 no. one bed, 41 no. two bed, & 2 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 65m<sup>2</sup> & c. 65m<sup>2</sup> respectively) are provided, along with bin stores, and bicycle storage areas (Total: 128 no. internal



bicycle spaces). Communal open space (c. 857m<sup>2</sup>) is provided in the centre of Block A. Block A also includes internal stair core access to shared basement level with Block H.

- Block B is a 2 to 8 storey building consisting of 128 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 55 no. one bed, 67 no. two bed, & 6 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 71m<sup>2</sup>) is provided, along with bin stores, bicycle storage areas (Total: 235 no. internal bicycle spaces), 1 no. commercial unit (c.107m<sup>2</sup>), and undercroft parking for 58 no. car parking spaces. Podium level communal open space (c. 827m<sup>2</sup>) is provided at first floor level with additional communal open space (c.137m<sup>2</sup>) in the form of a roof garden provided on the fifth floor.
- Block C is a 2 to 7 storey building, over part basement level, consisting of 101 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 28 no. one bed, 61 no. two bed, & 12 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c.147m<sup>2</sup>) is provided, with an associated outdoor terrace. Block C caters for a part basement level (c. 3,049m<sup>2</sup>) comprised of 93 no. car parking spaces, bin stores, bicycle storage areas (Total: 220 no. bicycle spaces) and plant room. Communal open space (c. 583m<sup>2</sup>) is provided in the centre of Block C.
- Block D is a 4 to 7 storey building consisting of 189 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 68 no. one bed, 106 no. two bed, & 15 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 156m<sup>2</sup>) is provided, along with bin stores, bicycle storage areas (Total: 469 no. internal bicycle spaces), ESB / plant rooms, and undercroft parking for 103 no. car parking spaces. Podium level communal open space (c. 1,867m<sup>2</sup>) is provided at first floor level.
- Block E consists of 2 no. 2-3 storey buildings catering for 22 no. apartments & duplex / triplex units comprised of: (i) 1 no. 2-3 storey building comprised of 8 no. two bed & 2 no. three bed dwellings, and (ii) 1 no. 2-3 storey building comprised of 10 no. two bed & 2 no. three bed dwellings. Private open space for Block E is provided in the form of rear gardens for lower ground floor / ground floor units and balconies on the first floor.
- Block F is a 2 to 10 storey building, over basement level, consisting of 121 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 57 no. one bed, 61 no. two bed, & 3 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 76m<sup>2</sup>) is provided. Block F caters for a basement level (c. 1,838m<sup>2</sup>) comprised of 68 no. car parking spaces, bin stores, and bicycle storage areas (Total: 190 no. bicycle spaces). Communal open space (c. 530m<sup>2</sup>) is provided to the rear (north) of Block F with additional communal open space in the form of roof gardens provided on the sixth and eighth floors (c. 250m<sup>2</sup> & c. 265m<sup>2</sup> respectively).
- Block G is a 2 to 10 storey building consisting of 154 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels,

comprised of 39 no. one bed, 99 no. two bed, & 16 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 82m<sup>2</sup>) is provided, along with bin stores, bicycle storage areas (Total: 320 no. internal bicycle spaces), plant rooms, and undercroft parking for 69 no. car parking spaces. Podium level communal open space (c. 1,597m<sup>2</sup>) is provided at first floor level with additional communal open space in the form of roof gardens provided on the fifth floor (c. 210m<sup>2</sup> & c. 90m<sup>2</sup> respectively) and eighth floor (c. 170m<sup>2</sup>).

- Block H is a 3 to 13 storey building, over basement / part undercroft level, consisting of 143 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 52 no. one bed, 85 no. two bed, & 6 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 170m<sup>2</sup> & c. 89m<sup>2</sup> respectively) are provided, with associated outdoor terrace spaces, along with bin stores, bicycle storage areas (Total: 400 no. bicycle spaces), plant room, ESB substation, and 1 no. retail / café unit (c.71m<sup>2</sup>). Block H caters for a basement level (c. 4,696m<sup>2</sup>) comprised of 134 no. car parking spaces which provides for internal stair core access to Block A. Podium level communal open space (c. 457m<sup>2</sup>) is provided at first floor level with additional communal open space in the form of roof gardens provided on the second floor (c. 262m<sup>2</sup> & c. 237m<sup>2</sup> respectively).
- (4) The development provides for open spaces in the form of: (i) multi-use playing pitches (1.16 hectares) located in the north-west of the development with access off Lynch's Lane, and (ii) public open space (0.91 hectares) located between Blocks B, C, D, G & H, which combined caters for 2.07 hectares of open spaces representing 25% of the site area. In addition, 2 no. public plaza areas are also catered for: (a) to the south of Block A, fronting onto Ballyfermot Road (c. 0.14 hectares), & (b) between Blocks A & H (c. 0.06 hectares), along with a running / fitness trail along the northern / western boundary of the development (c. 0.14 hectares).
- (5) The development includes an area of 0.5 hectares reserved for a future school site in the south-west of the development, at the junction of Ballyfermot Road and Lynch's Lane.
- (6) Vehicular access to the proposed development is from 2 no. access points as follows: (i) from Lynch's Lane to the west, and (ii) from Ballyfermot Road to the south. The development also includes for a pedestrianised street, accessed from Ballyfermot Road, located between Blocks A & B.
- (7) The proposed development also provides for (i) all associated site development works, above and below ground, (ii) hard & soft landscaping, boundary treatments & green roofs, (iii) public lighting, (iv) signage, (v) plant (M&E) & utility services, (vii) undercroft, basement & surface car parking, including EV, disabled & car share spaces (Total: 687 no. car parking spaces), (viii) motorcycle parking (Total: 26 no. motorcycle parking spaces), (xi) undercroft, basement & surface bicycle parking, including for external bicycle stores, cargo bike spaces & visitor spaces (Total: 2,249 no. bicycle parking spaces), and (x) bin storage areas.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having

<p>regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.</p> <p>An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the development proposal and accompany the application. The application, together with the Environmental Impact Assessment Report and Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: <a href="http://www.delasalleshd.ie">www.delasalleshd.ie</a>.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>

**10. Pre-Application Consultations**

<p><b>(A) Consultation with Planning Authority:</b></p> <p>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:</p>	
<p>Planning Authority reference number:</p>	<p>Three no. meetings were held with the Planning Authority (Dublin City Council) in relation to the proposed development. The Planning Authority's reference numbers for same are as follows:</p> <ul style="list-style-type: none"> <li>• SHD PAC No. 0039/19</li> <li>• SHD PAC No. 0088/19</li> <li>• SHD PAC No. 0087/19</li> </ul> <p>A record of these meetings is enclosed within Appendix A of the Planning Statement prepared by Delphi Design which is submitted with the application.</p>
<p>Meeting date(s):</p>	<ul style="list-style-type: none"> <li>• SHD PAC No. 0039/19 – 12<sup>th</sup> June 2019</li> <li>• SHD PAC No. 0088/19 – 24<sup>th</sup> September 2019</li> <li>• SHD PAC No. 0087/19 – 9<sup>th</sup> December 2019</li> </ul>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p> </p>	

An Bord Pleanála reference number:	<b>An Bord Pleanála Ref. No. ABP-307087-20</b>  A record of this meeting is enclosed within Appendix B of the Planning Statement prepared by Delphi Design which is submitted with the application.
Meeting date(s):	<b>5<sup>th</sup> October 2020</b>
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
<p>Throughout the design process the Applicant's design team held several discussions with the Department of Education &amp; Skills in relation to the proposed development of the subject site, as to whether a school would be required as part of the development of the subject site. Letters from the Department of Education &amp; Skills detailing the outcome of these discussions are submitted with the application. Please also refer to the submitted Planning Statement (in particular Appendix D of same) prepared by Delphi Design which accompanies the application for further details.</p> <p>In addition, an online meeting was held on 13<sup>th</sup> October 2021 between the Applicant's agents, Delphi Design, consulting engineers, DBFL, and National Transport Authority, as well as the Transportation Section of Dublin City Council, with regard to future BusConnects proposals. Please refer to the submitted Planning Statement, prepared by Delphi Design, and the submitted Traffic and Transport Assessment, prepared by DBFL Consulting Engineers, which are enclosed with the application for further / full details.</p>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <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:	<b>The Irish Daily Star on Wednesday 13<sup>th</sup> April 2022</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> 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:	<b>Monday 11<sup>th</sup> April 2022</b>

**Note:** The location of the site notice(s) should be shown on the site location map enclosed with this application.

**The location(s) of the site notice(s) are indicated on the submitted site location map prepared by Delphi Design as required.**

<p>(c) Is an Environmental Impact Assessment Report (EIAR) 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 EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Copy enclosed with the application – please refer to same. EIA Portal Confirmation Notice ID 2022065.</b></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"/> ]</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"/>* ]</p> <p>No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input type="checkbox"/> ]</p> <p><b>*Note: All prescribed bodies were contacted prior to the submission of the subject application and all prescribed bodies requested a soft copy of the application only.</b></p>

	Please refer to the letters to, and correspondence from, each prescribed authorities which are enclosed with the application for full details.
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ul style="list-style-type: none"> <li>• Irish Water</li> <li>• Department of Culture Heritage and the Gaeltacht</li> <li>• An Taisce</li> <li>• Heritage Council</li> <li>• Fáilte Ireland</li> <li>• An Chomhairle Ealaíonn</li> <li>• Irish Aviation Authority</li> <li>• Dublin City Childcare Committee</li> </ul> <p>Note: The Applicant was requested to send a copy of the application to the above prescribed authorities in An Bord Pleanála's Notification of Pre-Application Consultation Opinion. In addition to these prescribed authorities, the Applicant has also sent a copy of the application to the Department of Education &amp; Skills and the National Transport Authority following discussions with same as detailed in the answer to Question 10 (c) of this application form. Please refer to the submitted cover letters to the prescribed authorities and the submitted Planning Statement prepared by Delphi Design for full details.</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:	<b>Wednesday 13<sup>th</sup> April 2022</b>
(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 type="checkbox"/> ]  N/A

If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	<b>N/A</b>
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:	<b>N/A</b>

**12. Statements Enclosed with the Application Which:**

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



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.	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p>Please refer to the submitted 'Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion' prepared by Delphi Design which accompanies the application.</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><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p>Please refer to the submitted 'Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion' prepared by Delphi Design which accompanies the application.</p>

### 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?	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please refer to the submitted 'Material Contravention Statement' prepared by Delphi Design which accompanies 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:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	0	0
2-bed	0	0
3-bed	0	0
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

<b>Apartments &amp; Duplex / Triplex Units</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0
1-bed	325	16,967.9
2-bed	538	43,989
3-bed	64	7,244.6
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>927</b>	<b>68,201.5</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

(b) State total number of residential units in proposed development:	<b>927</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>68,201.5</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare Use (185 no. childcare places)	1,005
Community Use	92
Commercial Use	107
Retail / Café Unit	71

**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.

**The proposed development includes for a childcare facility; however, a Childcare and School Demand Assessment has also been prepared by Delphi Design and accompanies the application.**

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>1,275</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>69,476.5</b>
(d) Express 15(b) as a percentage of 15(c):	<b>1.8%</b>

**16. Strategic Housing Development Details:**

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

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> <p><b>Please refer to the submitted Planning Statement, Masterplan, Architectural Design Statement and drawings prepared by Delphi Design, all of which accompany the application, for details.</b></p>	<b>X</b>	
<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p> <p><b>Please refer to the submitted Planning Statement, Masterplan, Architectural Design Statement and drawings prepared by Delphi Design, as well as the submitted Landscape Design Statement and drawings prepared by Mitchell + Associates, and the Traffic and Transport Assessment Report and drawings prepared by DBFL</b></p>	<b>X</b>	

<p><b>Consulting Engineers, all of which accompany the application for details.</b></p>		
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p> <p><b>Please refer to the submitted Planning Statement, Masterplan, Architectural Design Statement and drawings prepared by Delphi Design, all of which accompany the application, for details.</b></p>	<p><b>X</b></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><b>For services, please refer to the submitted documents and drawings prepared by DBFL Consulting Engineers which accompany the application for details. The submitted Environmental Impact Assessment Report (EIAR) which accompanies the application also has reference to same.</b></p> <p><b>Phasing proposals are addressed in the submitted Planning Statement and associated phasing drawing prepared by Delphi Design which accompany the application.</b></p>	<p><b>X</b></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><b>X</b></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><b>The proposed development includes for the demolition of some of the existing buildings on the site, details of which can be found in the submitted Planning Statement and demolition drawings prepared by Delphi Design which accompany the application.</b></p>	<p><b>X</b></p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p>	<p><b>X</b></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><b>For details of same please refer to the submitted Planning Statement, Masterplan, Architectural Design Statement, and relevant drawings prepared by Delphi Design which accompany the application.</b></p> <p><b>Please also refer to the submitted Heritage Impact Assessment prepared by Dermot Nolan, Conservation Architect, which accompanies the application.</b></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><b>For details of proposed works to the Protected Structure please refer to the submitted Planning Statement, Masterplan, Architectural Design Statement, and relevant drawings prepared by Delphi Design which accompany the application.</b></p> <p><b>Please also refer to the submitted Heritage Impact Assessment prepared by Dermot Nolan, Conservation Architect, which accompanies the application.</b></p> <p><b>Photographs, plans and other particulars necessary to show how the proposed development affects the character of the structure accompany the application as required.</b></p>	<p><b>X</b></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><b>X</b></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><b>X</b></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>X</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>X</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</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><b>Please refer to all accompanying documentation and drawings submitted as part of the application for details.</b></p> <p><b>A full schedule of enclosures submitted as part of the application can be found in the Cover Letter to An Bord Pleanála prepared by Delphi Design which accompanies the application.</b></p>	<p>X</p>	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	7,330
State gross floor space of any proposed demolition, in m <sup>2</sup> :	6,233
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	1,097
State total gross floor space of proposed works in m <sup>2</sup> :	69,476.5*  *i.e., retention of existing buildings (1,097 sq.m) + proposed new development (68,379.5 sq.m)

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

(a) State existing use of land or structure:	The site is currently unoccupied but was previously in use as a national school, with associated playing pitches, and a residential building for the De La Salle religious order.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	The site is currently unoccupied but was previously in use as a national school, with associated playing pitches, and a residential building for the De La Salle religious order.
(c) State proposed use(s):	Residential with mixed uses.
(d) State nature and extent of any such proposed use(s):	927 no. apartments & duplex / triplex units, 1 no. retail / café unit, 1 no. commercial unit, 1 no. childcare facility, 1 no. community use facility, provision of multi-use playing pitches and open spaces, and all associated site development works, landscaping, car & bicycle parking facilities etc.





(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.	<b>N/A</b>	
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**20. Water Services:**

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

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: [ X ]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

Please submit the following information:

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

**Enclosed:**

Yes: [ X ] No: [ ]

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: [ X ] No: [ ]

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: [ X ] No: [ ]

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

**Enclosed:**

Yes: [ X ] No: [ ]

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

**Enclosed:**

Yes: [ X ] No: [ ]

## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: [ <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?	<b>Enclosed:</b> 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?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 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.  <b>A taking in charge drawing has been prepared by Delphi Design and accompanies with the application.</b>	

## 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.  <b>A full schedule of enclosures submitted as part of the application can be found in the Cover Letter to An Bord Pleanála prepared by Delphi Design which accompanies the application.</b>
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## 24. Application Fee:

(a) State fee payable for application:	<b>€ 80, 000 (Maximum Fee Payable)</b>
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<p>(b) Set out basis for calculation of fee:</p>	<p>€130 x 927 no. dwellings = €120,510</p> <p>€7.20 x 1,275sq.m (non-residential uses) = €9,180</p> <p>Submission of EIAR = €10,000</p> <p>Submission of NIS = €10,000</p> <p>Total = €149,690*</p> <p>*As stated in 24(a) above the maximum fee payable is €80,000.</p>
<p>(c) Is the fee enclosed with the application?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p> <p>Cheque made payable to An Bord Pleanála is enclosed with the application.</p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>
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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)	 <b>Alan Fenton of Delphi Design, Architecture &amp; Planning.</b>
Date:	<b>13<sup>th</sup> April 2022</b>

**26. Contact Details- Not to be Published**