



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

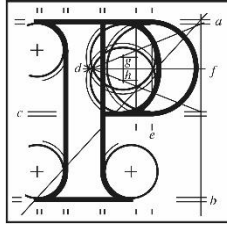
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	The Grange, Newcastle Road, Lucan, Co. Dublin.
Company Registration No:	569411

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

Name:	Trevor Sadler, McGill Planning Ltd.
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:	Nigel McGlynn
Firm/Company:	Duignan Dooley Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Kildare 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:	Morristownbiller and Cornelscourt,
Address Line 2:	Station Road
Address Line 3:	
Town/City:	Newbridge
County:	Kildare
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3605-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 IREN95) 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:	6.92 ha
Site zoning in current Development Plan or Local Area Plan for the area:	C: New Residential I: Agricultural (Newbridge Local Area Plan 2013-2019)
Existing use(s) of the site and proposed use(s) of the site:	Vacant/partially under construction for residential (KCC Ref. 16/1013)

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	x		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
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.			
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:			

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
05/2160	Residential development of 484 dwellings (290 houses / 194 apartments), crèche, distributor road, open spaces, etc.	Grant
08/874	Revision to Permission 05/2160 – Change of House 129 from 4-bed to 3-bed, change House 132 from 3-bed to 4-bed, change House 141 from 4-bed to 3-bed.	Grant
16/1013	Retention and completion of 40 two and three storey houses (1 no. 2 beds, 36 no. 3 beds, 3 no. 4 beds)commenced under Reg Ref 11/624 and 05/2160, provision for a future access to adjoining site to the northeast and construction of part of two no. link streets identified in Objective SRO8:C (I) and (II) of the Newbridge Local Area Plan, provision for future link street and future access to adjoining site to the south west of the application site and all associated site works above and below ground level to include open space and car parking	Grant (39 units)

16/649	<p>Completion of Phases 2 and 3 of previously approved mixed residential development (Prev Reg Refs 11/624 and 05/2160) consisting of a total of 244 previously approved residential units and a single storey crèche (c. 516m²) including 166 no. two and three storey detached, semi-detached and terraced 2,3 and 4 bedroom houses, 78 apartments in 7 No. 3/4 storey blocks, including 22 no. three bedroom duplex units, 22 no two bedrooms over duplex apartments, 27 No. two bedroom apartments and 7 No. one bedroom apartments, underdeck parking for 82 car spaces in a revised design and layout to comply with current apartment standards, minor revisions to previously approved site layout plan, undergrounding of existing overhead power lines, access into the development through Morristown Wood as previously approved and all associated site works</p>	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):		

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

9. Description of the Proposed Strategic Housing Development:

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

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

A residential development of 281 no. 1/2/3 bedroom units comprising 167 apartments within 5 no. 3-4 storey blocks, and 114 houses comprising 16 no. detached, 76 no. semi-detached and 22 no. terraced. Provision of a crèche (c.304 sq.m), bike and bin stores (total floor area c.336 sq.m). 460 no. car parking spaces, 406 no. bicycle parking spaces. Provision of public open spaces and completion of streets and link roads. All associated site development works, landscaping, boundary treatments and services provision. The proposed development will complete “The Paddocks” residential scheme (also subject to Kildare CoCo Permission Ref. 16/1013 for 39 houses and associated roads, currently under construction).

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

Enclosed:

Yes: [] No: []

Please submit a draft 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:	N/A
Meeting date(s):	3rd August 2017.
(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-300414-17
Meeting date(s):	25th January 2018
(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

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing 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 name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star 7th June 2018</p>
<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>5th June 2018</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 checked="" 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 checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) 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 NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" 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"/>] 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>	<p>An Comhairle Ealaíonn An Taisce Department of Culture, Heritage and the Gaeltacht Failte Ireland Heritage Council Irish Water National Transport Authority Kildare County Childcare Committee Transport Infrastructure Ireland</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>11th June 2018</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>n/a</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>n/a</p>

12. Statements Enclosed with the Application Which:

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

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</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		
2-bed	21	1,818.6

3-bed	93	10,187.72
4-bed		
4+ bed		
Total	114	12,006.32

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	39	1,924.5
2-bed	111	8,935.2
3-bed	17	1,721
4-bed		
4+ bed		
Total	167	12,580.2

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

Total			

(b) State total number of residential units in proposed development:	281
(c) State cumulative gross floor space of residential accommodation, in m ² :	24,586

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facility (75 no. of childcare spaces)	304
Apartment Bike Stores (5 no.)	256
Apartment Bin Stores (5 no.)	80
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 :	640
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	25,226
(d) Express 15(b) as a percentage of 15(c):	2.5%

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
<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> <p>Refer to Area Schedule, drawings and Statement of Consistency</p>	x	
<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>Refer to Area Schedule, drawings and Statement of Consistency</p>	x	
<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>Refer to drawings and Statement of Consistency</p>	x	
<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>Refer to Architectural Design Statement and Public Lighting Plan & Report</p>	x	
<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>		x

<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>		x
<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>		x
<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>		x
<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>		x
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		x
<p>(k) Is the proposed development in a Strategic Development Zone?</p>		x

<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>		x
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		x
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p> <ul style="list-style-type: none"> - Noise assessment - AA screening report - Site specific floodrisk assessment - Part V proposals - Assessment of impact on Morristownbillar Hse. - Planning rationale on density, public open space provision, car parking provision (contained in Reponse to ABP Opinion) 	x	

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

<p>State gross floor space of any existing building(s) / structure(s) in m²:</p>	n/a
<p>State gross floor space of any proposed demolition, in m²:</p>	n/a

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 :	n/a

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

(a) State existing use of land or structure:	Vacant/former agricultural
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	agricultural
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	Residential development of 281 no. 1/2/3 bedroom units comprising 167 apartments within 5 no. 4-storey blocks, with 16 no. detached, 50 no. semi-detached and 48 no. terraced houses. Provision of a crèche (c.304 sq.m), bike stores and bin stores (total floor area c.336). 460 no. car parking spaces, 406 no. bicycle parking spaces.
(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
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(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	x	
(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	x x	
(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	x	
(iii) a layout plan showing the location of proposed Part V units in the development?	x	
(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: [x]

- (b) Public Mains: [x]
- 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: [x]
- (b) Public Sewer: [x]
- 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: [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

Enclosed:

Yes: [x] No: []

<p>network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p> <p>Refer to Drainage Design Report (& Appendices) prepared by Kavanagh Burke Engineers.</p>	
<p>(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.</p> <p>Refer to Drainage Design Report (& Appendices) prepared by Kavanagh Burke Engineers.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(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.).</p> <p>Refer to Drainage Design Report (& Appendices) prepared by Kavanagh Burke Engineers.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p> <p>Refer to Reponse to ABP Opinion and Drainage Design Report (& Appendices) prepared by Kavanagh Burke Engineers.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

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

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Refer to DDA Architects Drawing 16-010-P.1.011</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> <p>See Appendix A below</p>

24. Application Fee:


(a) State fee payable for application:	€41,138
(b) Set out basis for calculation of fee:	281 units * €130 = €36,530 <u>640 sq.m * €7.20 = €4,608</u>
(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 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 Refer to Architectural Design Statement	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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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)	 Trevor Sadler, McGill Planning Ltd (agent)
Date:	11.06.18

26. Contact Details- Not to be Published

APPENDIX A

LIST OF ENCLOSURES

- Completed Application Form
- Copy of Newspaper Notice and Site Notice (including photographic confirmation).
- Application Fee Cheque for €41,138.00
- Response to ABP Opinion prepared by McGill Planning Ltd.
- Planning Report prepared by McGill Planning Ltd.
- Statement of Consistency prepared by McGill Planning Ltd.
- Area Schedules & Residential Quality Audits prepared by DDA Architects
- Architectural Design Report prepared by DDA Architects
- Report on Operation and Management of Apartment Development prepared by DDA Architects
- Report on Impact on Morristownbiller House prepared by DDA Architects
- The following Drawings prepared by DDA Architects

Dwg. No.	Drawing Title	Scale	Size	✓		
Series 01 Site						
16-010-P.1.000	Aerial View	NTS	A0		✓	A
16-010-P.1.001	Site Location	1:1000	A0		D	E
16-010-P.1.002	Site Survey	1:500	A0		B	C
16-010-P.1.003	Proposed Site Layout	1:500	A0		G	H
16-010-P.1.006	Naming & Numbering/ Road Hierarchy	1:500	A0		D	E
16-010-P.1.010	Part V Proposal	1:500	A0		C	D
16-010-P.1.011	Taking in Charge	1:500	A0		✓	A
16-010-P.1.020	Context Elevation A & B	1:200	A0		A	B
16-010-P.1.021	Context Elevation C & D	1:200	A0		A	B
16-010-P.1.022	Context Elevation E & F	1:200	A0		A	B
16-010-P.1.023	Context Elevation G & H	1:200	A0		A	B
Series 02 House Types						
16-010-P.2.100	House Type A1 & A1h	1:100	A1		A	B
16-010-P.2.101	House Type A2 & A2h	1:100	A1		A	B
16-010-P.2.102	House Type A3 & A3h	1:100	A1		A	B
16-010-P.2.103	House Type B1 & B1h	1:100	A1		A	B
16-010-P.2.104	House Type B2 & B2h	1:100	A1		A	B
16-010-P.2.105	House Type C1 & C1h	1:100	A1		A	B
16-010-P.2.106	House Type C2 & C2	1:100	A1		A	B
16-010-P.2.107	House Type J1 & J1h	1:100	A1		A	B

Series 03 Creche						
16-010-P.3.001	Creche	1:100	A1		B	C
Series 04 Apartment						
16-010-P.4.200	Block A: Plans & Elevations	1:200	A1		✓	A
16-010-P.4.201	Block A: Plans, Elevations & Sections	1:200	A1		✓	A
16-010-P.4.202	Block B: Plans & Elevations	1:200	A1		✓	A
16-010-P.4.203	Block B: Plans, Elevations & Sections	1:200	A1		✓	A
16-010-P.4.204	Block C: Plans & Elevations	1:200	A1		✓	A
16-010-P.4.205	Block C: Plans, Elevations & Sections	1:200	A1		✓	A

Dwg. No.	Drawing Title	Scale	Size	✓		
16-010-P.4.206	Block D: Plans & Elevations	1:200	A1		✓	A
16-010-P.4.207	Block D: Plans, Elevations & Sections	1:200	A1		✓	A
16-010-P.4.208	Block E: Plans, Elevations & Sections	1:200	A1		✓	A
16-010-P.4.209	Block E: Plans, Elevations & Sections	1:200	A1		✓	A
Series 06 Details						
16-010-P.6.007	Bike Storage	1:50	A1		✓	A
16-010-P.6.008	Bin Storage	1:50	A1		✓	A
Previously Approved Layout Reg Ref 05/2160 &11/624 By DBFL Engineers						
052049-3001	Phase 1 – Services Layout (1 of 2)	1:500	A0			E
052049-3002	Phase 1 – Services Layout (1 of 2)	1:500	A0			E

- **Drainage Design Report (Including Irish Water Correspondence) prepared by Kavanagh Burke Consulting Engineers.**
- **DMURS Statement prepared by Kavanagh Burke Consulting Engineers.**
- **The following drawings prepared by Kavanagh Burke Consulting Engineers**

Title	Drg Size	Drawing No.	Scale
Drainage & Watermain Layout 1 of 3	A0	D1493-1 D1-1 PL5	1-250
Drainage & Watermain Layout 2 of 3	A0	D1493-1 D1-2 PL5	1-250
Drainage & Watermain Layout 3 of 3	A0	D1493-1 D1-3 PL5	1-250
Drainage & Watermain Overall Layout	A0	D1493-1 D1-4 PL5	1-500
Kerb Radii and Vehicle Swept Paths	A0	D1493-1 D2 PL5	1-500
Attenuation Areas, Flows and Hydrobrakes	A3	D1493-1 D4 PL5	NTS
Bulk Water Meter Site Location	A3	D1493-1 D10 PL4	1-1000
Long. Sections through Surface drainage 1 of 4	A0	D1493-1 D11-1 PL5	1-50/500
Long. Sections through Surface drainage 2 of 4	A0	D1493-1 D11-2 PL5	1-50/500
Long. Sections through Surface drainage 3 of 4	A0	D1493-1 D11-3 PL5	1-50/500
Long. Sections through Surface drainage 4 of 4	A0	D1493-1 D11-4 PL5	1-50/500
Long. Section through Att.Discharge Pipe	A2	D1493-1 D12 PL5	1-50/500
Long. Sections through Foul drainage 1 of 3	A0	D1493-1 D13-1 PL5	1-50/500
Long. Sections through Foul drainage 2 of 3	A0	D1493-1 D13-2 PL5	1-50/500
Long. Sections through Foul drainage 3 of 3	A0	D1493-1 D13-3 PL5	1-50/500

- **Floodrisk Assessment prepared by JBA Consulting.**
- **Traffic Impact Assessment & MMP prepared by TPS Consulting Engineers.**
- **Tree Survey Report and Drawing prepared by The Tree File.**
- **Landscape Design Strategy and the following drawings prepared by Landmark Designs Ltd.**

Document Title	Document Number	Size	Scale	Revision		
Landscape Design	00	A0	1:500	6		
Landscape Details	01	A1	As Shown	4		

- **Photomontages and CGI Report prepared by James Horan Architectural Illustrator.**
- **Public Lighting Layout (Dwg. No. SES03718) and Outdoor Lighting Report prepared by Sabre Electrical Services Ltd.**
- **Appropriate Assessment Screening Report prepared by Whitehill Environmental.**
- **Railway Noise Impact Assessment prepared by Traynor Environmental Ltd.**
- **Part V Information (Site plan, Costings and correspondence from KCC Housing).**