

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

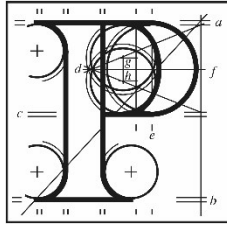
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Unit 702, Kilshane Drive, Northwest Business Park, Ballycoolin, Dublin 15, D15 E670.
Company Registration No:	59843

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

Name:	Tracy Armstrong 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: [<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:	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:	Lands at 'Harold's Bridge Court' & and No.s 1-3 Clare Villas
Address Line 2:	Harold's Cross Road and Greenmount Lane
Address Line 3:	Dublin 6W
Town/City:	Dublin
County:	Dublin
Eircode:	No.s 1-3 Clare Villas = D12 XE81, D12 AK44, & D12 C860 Warehouse on site = D12 C953 50 no. dwellings within Harold's Bridge Court with individual Eircodes
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Ordnance Survey Map Ref. No: 3263-24 ITM Coordinates: 714738, 732327
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. Enclosed on softcopy usbs submitted with the application	
Area of site to which the application relates in hectares:	1.01 ha

Site zoning in current Development Plan or Local Area Plan for the area:	Objective 'Z1' - <i>“To protect, provide and improve residential amenities”</i> and Objective 'Z6' – <i>“To provide for the creation and protection of enterprise and facilitate opportunities for employment creation”</i> in existing Dublin City Development Plan 2016-2022.
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Residential use with commercial use (artist studios) on the 'Z6' zoned part of the site. Proposed Use: Residential use, retail and childcare facility on the 'Z1' zoned part of site and commercial use (artist studios) & residential use on the 'Z6' zoned part of the site

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:			
<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, i.e. works to footpaths on Harold's Cross Road and Greenmount Lane are under the control of Dublin City Council.</p> <p>Enclosed as part of the application is a letter of consent from 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: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>The site owner is The Adroit Company Ltd. (the Applicant) of Unit 702, Kilshane Drive, Northwest Business Park, Ballycoolin, Dublin 15, D15 E670.</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: [X] No: []		

If the answer is “Yes” above, identify the lands and state the nature of the control involved: Two no. cottages at No. 11 Limekiln Lane and 18 Greenmount Lane are owned by the Applicant, as outlined in blue on the submitted Site Location Map – drawing no. PS.00

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
DCC Reg. Ref. No. 3605/16 & ABP Reg. Ref. No. PL29S.24 7583.	A mixed-use development comprised of 121 no. apartments and 1 no. creche accommodated in 6 no. 3-4 storey buildings.	DCC Refused permission & ABP upheld decision to refuse on 22 nd March 2017.
DCC Reg. Ref. No. 4261/05 & ABP Reg. Ref. No. PL29S.21 4671.	66 no. dwellings and 6 no. live / work units.	DCC Refused permission & ABP upheld decision to refuse on 12 th April 2006.
DCC Reg. Ref. No. 1499/00 & ABP Reg. Ref. No. PL29S.12 2977	8 no. 1 bedroom apartments and 31 no. 2 bedroom apartments and 2 no. ground floor apartments with 2 no. 3 bedroom duplex units	DCC Granted permission in December 2000 but ABP refused this decision on appeal in 2001
DCC Reg. Ref. No. 1305/93	48 no. residential units in 4 no. 3 storey blocks and associated site development works on 2.25 acre site.	DCC granted permission in 1993
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: [<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.

The Adroit Company Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site that includes lands at *'Harold's Bridge Court'* and No.s 1-3 Clare Villas, located at Harold's Cross Road & Greenmount Lane, Harold's Cross, Dublin 6W. The site is bounded: (a) to the north, by the rear of existing dwellings (No.s 1-8a Parnell Road & No. 20 Greenmount Lane) and commercial development (i.e. "Greenmount Office Park") fronting onto Parnell Road, (b) to the south and east by commercial development i.e. "Greenmount House" and "Argus House" office buildings, and residential development i.e. "Boyne Court", (c) to the east by Harold's Cross Road, and (d) to the west by Greenmount Lane and to the south-west by Limekiln Lane.

The proposed development provides for 194 no. dwellings comprised of studio, 1, 2 & 3 bed apartment units in 4 no. 2-9 storey blocks (Blocks A-D). The development also includes 1 no. commercial / retail unit (c.175m²) at ground floor level of Block A, 1 no. creche (142.2m²) at ground floor level of Block C and 22 no. artist work studios and exhibition space (1,958m² GFA) at ground & 1st floor level of Block D, all on a site area of 1.01Ha.

Permission is sought for the demolition of all existing buildings on site (c. 5,356m²), i.e. (a) 4 no. 3 storey duplex residential buildings (i.e. 48 no. dwellings, c. 3,542m²) and 2 no. 1 storey detached dwellings i.e. No.s 49 & 50 (c. 40m² & 41m² respectively) all within Harold's Bridge Court, (b) 3 no. 2 storey houses at No.s 1-3 Clare Villas (c. 331m² in total) and (c) an existing warehouse (c.1,248m²) and ancillary structures (c.154m²) fronting onto Greenmount Lane.

Vehicular access to the proposed development will be via Harold's Cross Road, utilizing the existing entrance to Harold's Bridge Court. Limited vehicular traffic will be allowed enter the site from Greenmount Lane, with no vehicular traffic progressing through the entire development. Pedestrian and cyclist access is proposed via Greenmount Lane, Limekiln Lane and Harold's Cross Road.

The proposed development consists of the following:

Block A is a four to seven storey building accommodating 56 no. dwellings comprised of 29 no. 1 bed & 27 no. 2 bed apartments. Block A also includes 1 no. commercial / retail unit (c.175m²) at ground floor level, with a communal amenity room (c.35m²) and 2 no. communal roof gardens (c.144m² & c.39m² respectively) on the 6th floor. Bin and bicycle stores, sub-station & switch room are accommodated at ground floor.

Block B is a two-three and five-nine storey building accommodating 56 no. dwellings comprised of 2 no. studio units, 20 no. 1 bed, 32 no. 2 bed & 2 no. 3 bed apartments. Block B also includes a communal amenity room (c.53m²) on the 3rd floor, with a communal roof garden (c.164m²) also on the 3rd floor. Bin and bicycle stores are accommodated at ground floor.

Block C is a four to eight storey building accommodating 57 no. dwellings comprised of 15 no. 1 bed, 39 no. 2 bed & 3 no. 3 bed apartments. Block C also includes a 1 storey creche (142.2m²) at ground floor level, with associated outdoor play space (c.233m²), bin stores at ground floor level and a communal amenity room (c.50m²) on the 7th floor, with a communal roof garden (c.169m²) also on the 7th floor.

Block D is a four to five storey building accommodating 25 no. dwellings comprised of 1 no. studio unit, 16 no. 1 bed, 7 no. 2 bed & 1 no. 3 bed apartments. Block D also includes 22 no. artist work studios and exhibition space (1,958m²) at ground & 1st floor level, and communal open space (c.124m²) at 2nd floor level. Bin and bicycle stores are accommodated at ground floor.

The proposed development provides for public open space (c.1,355m²), hard and soft landscaping & boundary treatments. Communal residential amenity areas and open spaces are provided for in the form of communal roof gardens and communal rooms associated with the individual blocks. Additional communal open space is provided at ground level totalling c.577m². Private open spaces for the proposed dwellings are provided as terraces at ground floor level of each block and balconies at all upper levels.

Car parking is to be provided in the form of surface and basement level car parking (65 no. spaces in total). Blocks B & C are located above the proposed basement, which accommodates 58 no. car parking spaces (including EV parking), 4 no. motorcycle spaces and 426 no. bicycle parking spaces (inclusive of 8 no. cargo bike spaces & 48 no. electric bicycle spaces). There are an additional 7 no. surface level car parking spaces proposed (including 4 no. club car spaces), and 50 no. surface bicycle parking spaces. Bicycle parking is also accommodated at ground floor level within Blocks A, B & D (104 no. spaces in total).

The proposed development includes for all associated site development works above and below ground, bin & bicycle stores, plant (M&E), 2 no. sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc.

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 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.

The application 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: www.haroldsbridgecourtshd.ie.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [X] No: []
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [X] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	2 no. meetings held with Dublin City Council on 1st July 2020 and 1st June 2021, as follows <ul style="list-style-type: none"> • SHD PAC No. 0041/21 • SHD PAC No. 0074/20
Meeting date(s):	<ul style="list-style-type: none"> • SHD PAC No. 0041/21 – 01.06.2021 • SHD PAC No. 0074/20 – 01.07.2020
(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:	An Bord Pleanála Ref. No. ABP-312081-21
Meeting date(s):	25th March 2022
(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:	The Irish Daily Star on 14th July 2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	14th July 2022
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.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [] No: [] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [] No: [] N/A
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [X] in electronic format only No: [] N/A: []
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. Irish Water 2. Dublin City Childcare Committee 3. NTA 4. Minister of Housing, Local Government and Heritage 5. Heritage Council 6. An Taisce
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:	18th July 2022
(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: [] No: [X]
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	Yes: [] No: [] N/A

state or states concerned, in both printed and electronic format?	
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	0
2-bed	0	0
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	0	0

Apartments & Duplex / Triplex Units		
Unit Type	No. of Units	Gross floor space in m²
Studio	3	113.62
1-bed	80	4,174.57
2-bed	105	8,395.34
3-bed	6	422.7
4-bed	0	0
4+ bed	0	0
Total	194	13,106.23m²

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
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
Total	0	0	0

(b) State total number of residential units in proposed development:	194
(c) State cumulative gross floor space of residential accommodation, in m ² :	13,106.23m²

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 (Block C)	142.2
Commercial / Retail Unit (Block A)	175
Artist Work Studios & Exhibition Space	1958

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.

N/A

(b) State cumulative gross floor space of non-residential development in m ² :	2,275.2m ²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	15,381.43m ²
(d) Express 15(b) as a percentage of 15(c):	c.15%

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>Please refer to the submitted Planning Report, Architectural Design Statement and drawings prepared by Delphi Design, all of which accompany the application, for details.</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>Please refer to the submitted Planning Report, Architectural Design Statement and drawings prepared by Delphi Design, as well as the submitted Landscape Design Statement and drawings prepared by Kevin Fitzpatrick Landscape Architects, and the Traffic and Transport Assessment Report and drawings prepared by DBFL Consulting Engineers, all of which accompany the application for details.</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>Please refer to the submitted Planning Report, Architectural Design Statement and drawings prepared by Delphi Design, all of which accompany the application, for details.</p>	<p>X</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>For services, please refer to the submitted documents and drawings prepared by DBFL Consulting Engineers which accompany the application for details.</p> <p>Phasing proposals are addressed in the submitted Planning Report and associated phasing drawing prepared by Delphi Design which accompany the application.</p>	<p>X</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>X</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>The proposed development includes for the demolition of all structures on site, details of which can be found in the submitted Planning Report and demolition drawings prepared by Delphi Design which accompany the application.</p>	<p>X</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>X</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>		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> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<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> <p>Please refer to all accompanying documentation and drawings submitted as part of the application for details.</p> <p>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.</p>	<p>X</p>	
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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 :	5,356m ²
State gross floor space of any proposed demolition, in m ² :	5,356m ²
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	15,381.43m ²

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

(a) State existing use of land or structure:	Residential use and existing warehouse is occupied as artist studios
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Residential use and existing warehouse is occupied as artist studios
(c) State proposed use(s):	Residential with mixed uses.
(d) State nature and extent of any such proposed use(s):	194 no. studios & apartments, 1 no. commercial / retail, 1 no. childcare facility, 22 no. artist work studios & exhibition space, provision open spaces, and all associated site development works, landscaping, car & bicycle parking facilities etc.
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [X] No: [] N/A: []	

19. Social Housing (Part V)

Please 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:

(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: No:

network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	
(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)?	Enclosed: Yes: [X] No: []
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [] No: [X]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [X] No: []
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If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.

A taking in charge drawing has been prepared by Delphi Design and accompanies with the application.

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.

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.

24. Application Fee:


(a) State fee payable for application:	€41,601.44
(b) Set out basis for calculation of fee:	€130 x 194 no. dwellings = €25,220.00 €7.20 x 2,275.2m ² (non-residential uses) = €16,381.44 Total = €41,601.44
(c) Is the fee enclosed with the application?	Enclosed: Yes: [] No: [X] Paid by EFT from Applicant to An Bord Pleanála

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	Enclosed: Yes: [X] No: []
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant’s control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Tracy Armstrong of Delphi Design, Architecture & Planning (Agent).
Date:	18th July 2022

26. Contact Details- Not to be Published**Applicant(s):**

First Name:	The Adroit Company Limited
Surname:	
Address Line 1:	Unit 702 Kilshane Drive
Address Line 2:	Northwest Business Park
Address Line 3:	Ballycoolin
Town / City:	Dublin 15
County:	Dublin
Country:	Ireland
Eircode:	D15 E670
E-mail address (if any):	N/A
Primary Telephone Number:	01 880 9010
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Mairtin Lydon
Company Registration Number (CRO):	59843
Contact Name:	Mairtin Lydon
Primary Telephone Number:	01-8809010
Other / Mobile Number (if any):	N/A
E-mail address:	mairtin@grandbrind.ie

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

First Name:	Tracy
Surname:	Armstrong
Address Line 1:	13 The Seapoint Building
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Address Line 3:	Clontarf
Town / City:	Dublin 3
County:	Dublin
Country:	Ireland
Eircode:	D03 A0H3
E-mail address (if any):	tracy@armstrongfenton.com
Primary Telephone Number:	01-4793140
Other / Mobile Number (if any):	087-2807144

Person responsible for preparation of maps, plans and drawings:

First Name:	David
Surname:	Smith
Address Line 1:	13 The Seapoint Building
Address Line 2:	44-45 Clontarf Road
Address Line 3:	Clontarf
Town / City:	Dublin 3
County:	Dublin
Country:	Ireland
Eircode:	D03 A0H3
E-mail address (if any):	david@davey-smith.com
Primary Telephone Number:	01-4793140 / 01-5379127
Other / Mobile Number (if any):	087-9243555

Contact for arranging entry on site, if required:

Name:	Tracy Armstrong
Mobile Number:	087-2807144
E-mail address:	tracy@armstrongfenton.com