

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

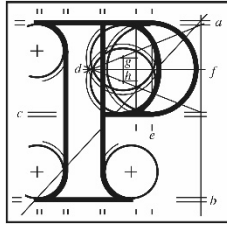
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Court, Kilbride, Co. Meath.
Company Registration No:	504423

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

Name:	JFOC Architects
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:	Nóra Shortall
Firm/Company:	JFOC 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:	Kill Hill & Earls Court,
Address Line 2:	
Address Line 3:	
Town/City:	Kill
County:	Co. Kildare
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3510-B & 3449-D
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	6.3 Ha. ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective C: New Residential - To provide for new residential development

Existing use(s) of the site and proposed use(s) of the site:	Existing: Greenfield Proposed: Residential
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	√		√

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

The applicant is the owner of this site except for two small portions of land:

- Kill Hill Lane – in the ownership of Kildare County Council
- A portion of No. 16 Earls Court Green – in the ownership of Michael McHugh.

Please refer to Appendices H + J respectively for letters of consent for this planning application to be made including these lands.

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.	McCourt Investments Ltd. Court, Kilbride, Co. Meath
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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If the answer is "Yes" above, identify the lands and state the nature of the control involved:

Additional Lands at Earls Court Avenue, outlined in blue on JFOC Architects Dwg. No. 00.129.PD201, are in the ownership of the applicant McCourt Investments Ltd.

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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
Reg. Ref. 06/1091 extended under (12/86)	Reg. Ref. 06/1091 extended under (12/86)	Grant Permission (with conditions)
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.

The proposed development at Kill Hill and Earls Court, Kill, Co. Kildare under the Strategic Housing Development Regulations on behalf of McCourt Investments will consist of a residential scheme of 130 No. dwelling houses, 1 No. vehicle connection and upgrade works to Kill Hill Lane, 2 No. vehicular connections to The Avenue, Earl's Court and a further pedestrian link adjacent to No. 16 The Green, Earl's Court and all associated and ancillary site development works.

(Development for 121 No. dwellings and a crèche was previously approved on this site under Planning Reg. Ref. 06/1091 and Extended under Reg. Ref. 12/86L)

Dwelling Type	Number	Area	Storeys	Bedrooms	Number
A	18 No.	143.0 m	2 Storey	4 bedroom	7 det. + 11 semi-det
B	77 No.	114.0 m	2 Storey	3 bedroom	4 det. + 73 semi-det
C	6 No.	110.0 m	2 Storey	3 bedroom	6 semi-det.
D	4 No.	100.0 m	2 Storey	3 bedroom	4 mid-tce.
E	12 No.	86.9 m	2 Storey	2 bedroom	8 end tce. & 4 mid tce.
F	4 No.	203.0 m	2 Storey	4 bedroom	4 det.
G	2 No.	120.0 m	1.5 Storey	3 bedroom	2 semi-det. dormer
H	3 No.	134.0 m	1.5 Storey	4 bedroom	3 det. dormer
J	2 No.	52.0 m	Ground Floor	1 bedroom maisonette	2 ground floor
K	2 No.	58.0 m	First Floor	1 bedroom maisonette	2 first floor

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p>Please refer to the enclosed drawing 00.129.PD201</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a draft layout plan of the proposed development, at appropriate scale.</p> <p>Please refer to the enclosed drawing 00.129.PD202 and 00.129.PD203.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</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>3769</p>
<p>Meeting date(s):</p>	<p>A Pre – Planning meeting under Section 247 was held in the offices of Kildare County Council on Tuesday 8th August with John O’Connor and Nóra Shortall of JFOC Architects and Craig Bisland of P. O’Gorman Consulting Engineers on behalf of McCourt Investments, and with David Hall (Environmental Services), Joseph Keane (Road and Transportation), Sharon Whelan (Housing), Michael Kenny (Senior Planner), Cliona Scanlon (Planner) and Ciara Sherry (Admin) from Kildare County Council.</p>
<p>(B) Consultation with An Bord Pleanála:</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>An Bord Pleanála reference number:</p>	<p>TC0016</p>
<p>Meeting date(s):</p>	<p>6th October 2017</p>

<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>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>	
<p>Not Applicable.</p> <p>Note that the prescribed bodies as scheduled in the opinion received from An Bord Pleanála on 26th October 2017 have been sent copies of the planning application as outlined at Appendix K.</p>	

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>The Star, Friday 22nd December 2017</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>Monday 18th December 2017</p>	
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. <input checked="" type="checkbox"/></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: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>	
<td></td>			

(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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<p>The Minister for Heritage Culture and the Gaeltacht The Heritage Council An Taisce Inland Fisheries Ireland Irish Water Transport Infrastructure Ireland</p>
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	21st December 2017
(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:	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: Please refer to the enclosed ‘Statement of Consistency’</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: Please refer to the enclosed ‘Statement of Consistency’ Note that the relevant ‘Local Area Plan’ for Kill is contained within ‘Volume 2 of the Kildare County Development Plan 2017 – 2023 – Small Towns and Environs Plans’</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: Please refer to the enclosed ‘Statement of Consistency’</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>Please refer to the enclosed ‘Statement of Response to the Notice of Pre – Application Consultation Opinion from An Bord Pleanála TC0016’</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>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>Please refer to the enclosed ‘Statement of Response to the Notice of Pre – Application Consultation Opinion from An Bord Pleanála TC0016’</p> <p>(g)</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>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:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A</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 m ²
1-bed	4 (maisonettes)	220

2-bed	12	1042.8
3-bed	89	10,078
4-bed	25	3,788
4+ bed		
Total		15128.8

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

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

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(b) State total number of residential units in proposed development:	130
(c) State cumulative gross floor space of residential accommodation, in m ² :	15128.8

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 facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	N/A
<p>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.</p> <p>Please refer to the enclosed 'Assessment of Childcare Facilities in Kill</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	N/A
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	N/A
(d) Express 15(b) as a percentage of 15(c):	%

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 in particular to the enclosed JFOC Architects Statement of Consistency , House Plans on drawings 00.129.PD208 – 230, and site layout plans 00.129.PD202 – 203 for details.</p>	✓	
<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 in particular to the enclosed JFOC Architects Schedule of Garden Areas at Appendix D, site layout plans 00.129.PD202 – 203 and RMDA Landscape Architects drawings 1344-01A and 1344-01B for details. In addition, please refer to JFOC Architects ‘Design Statement’.</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>Please refer in particular to the enclosed JFOC Architects Schedule of Garden Areas at Appendix D, site layout plans 00.129.PD202 – 203 and RMDA Landscape Architects drawings 1344-01A and 1344-01B for details. In addition, please refer to JFOC Architects ‘Design Statement’.</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>Please refer to the enclosed letter from Irish Water at Appendix B of POGA Consulting Engineer’s Planning Report; our client will agree phasing with Irish Water in terms of infrastructure availability as per PCE reference CUST17327.</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>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p>		✓

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

<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		<p>✓</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>✓</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>Please refer to the enclosed Statement of Response to Opinion from An Bord Pleanála enclosed with this application</p>	<p>✓</p>	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	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:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(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:</p> <p>Enclosed: Yes: [] No: [] N/A: [] N/A</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(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—</p> <p>(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</p> <p>Please refer to Appendix F enclosed in respect of details for proposed compliance with Part V</p>	✓	
<p>(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</p> <p>Please refer to Appendix F enclosed in respect of details for proposed compliance with Part V</p>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> <p>Please refer to drawing 00.129.PV01</p>	✓	

<p>(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.</p>		
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20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [<input checked="" type="checkbox"/>] New Connection: [<input type="checkbox"/>]</p> <p>(b) Public Mains: [<input checked="" type="checkbox"/>]</p> <p>Group Water Scheme: [<input type="checkbox"/>] Name of Scheme: _____</p> <p>Private Well: [<input type="checkbox"/>]</p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [<input checked="" type="checkbox"/>] New Connection: [<input type="checkbox"/>]</p> <p>(b) Public Sewer: [<input checked="" type="checkbox"/>]</p> <p>Conventional septic tank system: [<input type="checkbox"/>]</p> <p>Other on-site treatment system (please specify): _____</p>

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 network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Please refer to the enclosed letter from Irish Water at Appendix B of POGA Consulting Engineer's Planning Report; PCE reference CUST17327.

Enclosed:

Yes: [] 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.

Please refer to the enclosed letter from Irish Water at Appendix B of POGA Consulting Engineer's Planning Report; PCE reference CUST17327.

Enclosed:

Yes: [] 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: [] No: []

<p>Please refer to the enclosed POGA Consulting Engineer's drawings and specifications and Engineering Planning Report.</p>	
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. Please refer to the enclosed POGA Consulting Engineer's Engineering Planning Report.</p>	<p>Enclosed: 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: 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)? Please refer to the enclosed NRB Consulting Engineers Traffic Impact Assessment. and the Traffic and Transport Statement by POGA Consulting Engineers.</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? Please refer to the enclosed Traffic and Transport Statement by POGA Consulting Engineers</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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" 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>
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If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.

Please refer in to the enclosed JFOC Architects site layout plans 00.129.PD232 for details of the proposed areas to be taken in charge.

23. Maps, Plans and Drawings

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

Please refer to the Schedule of Documents enclosed at Appendix A for a full schedule of all drawings and documents enclosed in support of this planning application.

24. Application Fee:

(a) State fee payable for application:	€16,900
(b) Set out basis for calculation of fee:	130 X €130
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

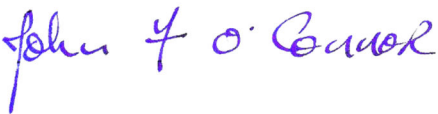
Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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Guidelines for Homes in Ireland” at
www.universaldesign.ie

Please refer to the enclosed ‘Statement of Consistency’ which includes statements of how the proposed development has sought to comply with the principles of Universal Design in respect of the relevant aspects of the proposed design including Site Layout, Accessibility, Public Open Spaces and Dwelling Designs.

Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	Wednesday 20th December 2017

26. Contact Details- Not to be Published

Applicant(s):

First Name:	McCourt Investments Limited
Surname:	
Address Line 1:	Court
Address Line 2:	Kilbride
Address Line 3:	
Town / City:	
County:	Co. Meath
Country:	Ireland
Eircode:	D15 KX39
E-mail address (if any):	mjmchugh51@gmail.com
Primary Telephone Number:	045 842743
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Michael McHugh and Mary McHugh
Director(s):	
Company Registration Number (CRO):	504423
Contact Name:	Michael McHugh
Primary Telephone Number:	045 842743
Other / Mobile Number (if any):	
E-mail address:	mjmchugh@gmail.com

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

First Name:	JFOC Architects
Surname:	
Address Line 1:	11A Greenmount House
Address Line 2:	Harold's Cross
Address Line 3:	
Town / City:	Dublin 6W
County:	
Country:	
Eircode:	D6W PK31
E-mail address (if any):	info@jfocarchitects.com
Primary Telephone Number:	01-4530277
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	As per 'Agent' details above
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	JFOC Architects/ Nóra Shortall
Mobile Number:	01-4530277/ 0868564870
E-mail address:	info@jfocarchitects.com

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2017 that exceeds a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an EIA screening in respect of a proposed strategic housing development.

7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.

8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
- the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.