



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:	Osh Ventures Ltd.
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	11 Sea Court, Loughshinny, Skerries, Co. Dublin
Company Registration No:	634635

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

Name:	
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Ellen Ballard
Firm/Company:	C+W O'Brien Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700)
Address Line 2:	Porterstown Road
Address Line 3:	Kellystown
Town/City:	Clonsilla
County:	Dublin 15
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	X: 306040, Y: 237834 Latitude: 53.380263 Longitude: -6.4070410
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:	2.32 Ha
Site zoning in current Development Plan or Local Area Plan for the area:	Residential Area - RA
Existing use(s) of the site and proposed use(s) of the site:	Existing = Vacant old Schoolhouse Proposed = Residential, Creche, Community/Communal Building & Open Space

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:			
The Applicant; Osh Ventures Ltd owns the majority of the site. Fingal County Council own parts of the Site.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	The Site is owned by both of the following parties: <ul style="list-style-type: none"> - Osh Ventures Ltd - Fingal County Council A letter of consent from Fingal County Council accompanies the application.		
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: The directors of the applicant company control the lands relevant to this application. Refer to Site Location Map Drawing No.0009 and OS Map Drawing No. 8001 for details of adjoining land owned by them (delineated with "Blue-line boundary").			

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
F95A/0965	Planning permission refused for the construction of a dwelling to the rear of Old School House, Porterstown Road, Kellystown, Clonsilla.	15 th February 1996
F97A/0316	Planning permission refused for the provision of a dwelling house to the rear of Old School House, Porterstown Road, Kellystown, Clonsilla.	19 th June 1997
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
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: [X] No: []
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):		
<p>Reg. Ref. FW15A/0103 Planning permission granted by Fingal County Council on 17th December 2015 for development on Lands at Weaver’s Walk, Clonsilla Road, Clonsilla, Dublin 15 consisting of the provision of a total of 33 no. residential units comprising of 17 no. two storey, 3 bed dwellings (14 no. semi-detached units and 3 no. terraced units), and 16 no. apartments (6 no. 3 beds; 10 no. 2 beds) in 2 no. blocks (two to three storeys in height), all with associated car parking and bin storage. Planning Permission is also sought for 1 no. new vehicular and pedestrian access onto Weaver's Walk, upgrades to existing pedestrian access onto the Royal Canal, landscaping, boundary treatments and all associated works necessary to facilitate the development.</p> <p>Reg. Ref. FW19A/0112 Planning permission refused by Fingal County Council the construction of a mixed use residential and retail scheme comprising: 1) Construction of 2 storey commercial block fronting Weavers Row, incorporating a foodstore measuring 1,790 sq m gross (1,315 sq m net), with ancillary off-licence sales area, at ground level including an external service area; a crèche totalling 599 sq m at ground and first floor; 2) associated signage consisting of 2 internally illuminated fascia signs (5.11 sq m and 5.11 sq m), 1 none illuminated fascia sign 1.83 sq m, 1 no. double sided internally illuminated pole sign to include opening hours with a total area (front and back) of 10.22 sq m and 3.34 sq m; 2 no. poster frame, double sided signs at external trolley bay (3.45 sq m each); 2 back lit crèche fascia signs of 5.52 sq and 5.44 sq m; 3) Construction of 32 no. dwellings comprising 19 no. apartments (Block 1: 4 storeys contained 3 no. 1 bed units, 8 no. 2 bed units, 2 no. 3 bed units; Block 2: 2 storey containing 2 no. 2 bed units and 1 no. 2 bed duplex unit; Block 3: 2 storey containing 2 no. 2 bed units and 1 no. 2 bed duplex unit); and 13 no. 3 bed houses, all 3 storey; 4) 154 no. surface car parking spaces, 97 to serve the commercial block and 57 to serve the houses; 5) 44 no. cycle spaces; 6) Revised vehicular access off Weavers Row; 7) All landscape, boundary treatment and site development works.</p>		

Is the applicant aware of the site ever having been flooded?	Yes: [] No: [X]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>Please refer to Site Specific Flood Risk Assessment, prepared by IE Consulting, which accompanies this application.</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [] No: [X]
<p>If the answer is "Yes" above, please give details:</p>	

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 Strategic Housing Development, which will be accessed from Porterstown Road, will consist of the following:

(i) *The construction of a residential development of 198 no. Build to Rent apartment units (120 no. one beds, 59 no. two beds and 19 no. three beds) in 8 no. blocks (ranging in height from four/five to seven storeys in height) as follows:*

o Block A containing a total of 22 no. apartments (16 no. 1 bed units, 5 no. 2 bed units and 1 no. three bed units) measuring 4 to 5 storeys in height with all apartments provided with private balconies/terraces.

o Block B containing a total of 21 no. apartments (11 no. 1 bed units, 6 no. 2 bed units and 4 no. three bed units) measuring 5 storeys in height with all apartments provided with private balconies/terraces.

o Block C containing a total of 27 no. apartments (15 no. 1 bed units, 8 no. 2 bed units and 4 no. three bed units) measuring 6 storeys in height with all apartments provided with private balconies/terraces.

o Block D containing a total of 31 no. apartments (15 no. 1 bed units, 10 no. 2 bed units and 6 no. three bed units) measuring 7 storeys in height with all apartments provided with private balconies/terraces.

o Block E containing a total of 37 no. apartments comprising (27 no. 1 bed units and 10 no. 2 bed units) measuring 7 storeys in height with all apartments provided with private balconies/terraces.

o Block F containing a total of 31 no. apartments comprising (23 no. 1 bed units and 8 no. 2 bed units) being 6 storeys in height with all apartments provided with private balconies/terraces.

o Block G containing a total of 11 no. apartments comprising (3 no. 1 bed units and 8 no. 2 bed units) measuring 5 to 6 storeys in height with all apartments provided with private balconies/terraces.

o Block H containing a total of 18 no. apartments comprising (10 no. 1 bed units, 4 no. 2 bed units and 4 no. three bed units) measuring 4 to 5 storeys in height with all apartments provided with private balconies/terraces and

(ii) *internal/external refurbishment and alterations to the existing 3 storey Protected Structure (Former Clonsilla School - RPS No. 700) to allow for its change of use and conversion to provide a management office with ancillary community use for residents and*

<p>(iii) <i>the construction of 1 no. childcare facility located within the ground and first floor levels of Block G.</i></p> <p><i>A total of 100 no. car parking spaces are proposed including 96 no. spaces serving the proposed apartments, (32 no. standard spaces at undercroft level at Blocks B to H, 58 no. standard spaces at surface level at Blocks A, C, D, E, F and G and 6 no. disabled spaces at undercroft level at Blocks B, D and F), 3 no. spaces for the staff of the proposed childcare facility at undercroft level at Block G and 1 car-share space at surface level at the Old Schoolhouse.</i></p> <p><i>A total of 392 no. bicycle parking spaces are proposed, including 312 no. spaces at undercroft levels and 80 no. spaces at surface level.</i></p> <p><i>Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substation, open space areas including playground, boundary treatments, internal roads and footpaths (including a Greenway Cycle Path), upgrade to existing access from Porterstown Road and all associated site works to facilitate the development."</i></p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [X] No: []</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>PPSHDW/06/20</p>
<p>Meeting date(s):</p>	<p>11th November 2019</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>ABP-307464-20</p>
<p>Meeting date(s):</p>	<p>6th October 2020</p>

(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:

Irish Water
Housing Department Fingal County Council

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: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail 8 th March 2021
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:	8 th March 2021
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [] No: [X]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [] No: []
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(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: []
(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: []
(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] No: [] N/A: []
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation) 2. The Heritage Council 3. Fáilte Ireland 4. The Commission for Railway Regulation 5. An Taisce 6. Irish Water 7. Transport Infrastructure Ireland 8. National Transport Authority 9. Fingal Childcare Committee 10. Inland Fisheries Ireland 11. Waterways Ireland
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:	8 th March 2021
(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 state or states concerned, in both printed and electronic format?	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:</p>	<p>Enclosed: Yes: [X] No: [] Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development Consultants, submitted with this application.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [X] No: [] Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development Consultants, submitted with this application.</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>

Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.

(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:

Enclosed:

Yes: [X] No: []
N/A: []

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

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

Enclosed:

Yes: [X] No: []
N/A: []

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

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.

Enclosed:

Yes: [X] No: []
N/A: []

Discussion regarding this item can be

	found in the Statement of Response to Pre-application Consultation Opinion, prepared by Hughes Planning and Development Consultants, submitted with this application.
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13. Material Contravention of Development Plan/Local Area Plan:

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: Yes: [X] No: []</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	
2-bed	0	
3-bed	0	
4-bed	0	
4+ bed	0	
Total	0	

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	120	5857
2-bed	59	4838
3-bed	19	1954
4-bed	0	0
4+ bed	0	0
Total	198	12649

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0		
2-bed	0		
3-bed	0		
4-bed	0		
4+ bed	0		
Total	0	0	0

(b) State total number of residential units in proposed development:	198
(c) State cumulative gross floor space of residential accommodation, in m ² :	12649 sq.m

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 (53 no. of childcare spaces)	331
Communal/Community Building	265
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 :	596
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	12649
(d) Express 15(b) as a percentage of 15(c):	4.71%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	

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

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

State gross floor space of any existing building(s) / structure(s) in m ² :	265
State gross floor space of any proposed demolition, in m ² :	0
State gross floor space of any building(s) / structure(s) to be retained in m ² :	265
State total gross floor space of proposed works in m ² :	12649

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

(a) State existing use of land or structure:	Old Schoolhouse – currently vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	The Old Schoolhouse was last used in 1963 as part of Clonsilla National School.
(c) State proposed use(s):	Ancillary uses to the proposed residential use.
(d) State nature and extent of any such proposed use(s):	Management office with ancillary community use for residents
<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: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></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>(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>(iii) a layout plan showing the location of proposed Part V units in the development?</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.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

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

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

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:	
<p>Please submit the following information:</p> <p>(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.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</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>Enclosed:</p> <p>Yes: [X] No: []</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>Enclosed:</p> <p>Yes: [X] No: []</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Please refer to Engineering Service Report, prepared by DFK.</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: [] No: [X]</p> <p>The proposed development is independent and connect to existing services with no need to divert Irish Water Assets.</p>

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: [X] No: []

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: []
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

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

24. Application Fee:

(a) State fee payable for application:	€28,771.20
(b) Set out basis for calculation of fee:	Residential: €130 per unit @ 198 units = €25,740 Other Non-Residential Uses: €7.20 per sqm @ (Creche: 331sqm + Old Schoolhouse Admin/Management: 90sqm = 421sqm) = €3,031.20 Total (€25,740 + €3,031.20)= €28,771.20

(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []
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25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	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.

<p><small>Signature of Applicant</small> Signed: (Applicant or Agent as <small>Applicant or Agent as appropriate</small> appropriate)</p>	
<p>Date:</p>	<p>5th March 2021</p>

26. Contact Details- Not to be Published

Applicant(s):

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

Where the Prospective Applicant(s) is a Company:

Name(s) of Company Director(s):	Terry Kelly
Company Registration Number (CRO):	634635
Contact Name:	Terry Kelly
Primary Telephone Number:	086 2788 360
Other / Mobile Number (if any):	
E-mail address:	terrykelly@oshventures.com

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

First Name:	
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):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Ellen
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Surname:	Ballard
Address Line 1:	C+W O'Brien Architects
Address Line 2:	No. 1 Sarsfield Quay
Address Line 3:	Arbour Hill
Town / City:	Dublin 7
County:	
Country:	Ireland
Eircode:	D07 R9FN
E-mail address (if any):	eballard@cwoarchitects.ie
Primary Telephone Number:	01 5180170
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Terry Kelly
Mobile Number:	086 2788 360
E-mail address:	terrykelly@oshventures.com