

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

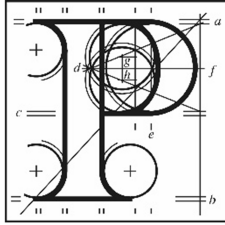
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	UNIT 7, BALLYMOUNT COURT, BALLYMOUNT ROAD, DUBLIN 12.
Company Registration No:	38903

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:	Lands at Ballymany,
Address Line 2:	
Address Line 3:	
Town/City:	Newbridge,
County:	Co. Kildare
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3661-B, 5 & 10
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:	7.22 Ha (Gross) 6.5 Ha (in the ownership of applicant) 5.076 Ha. (Nett)
Site zoning in current Development Plan or Local Area Plan for the area:	Objective C: New Residential Objective I: Agricultural - note: this portion of the site is not in the ownership of the application and works are solely for

	the purposes of drainage.
Existing use(s) of the site and proposed use(s) of the site:	Existing: Greenfield Proposed: Residential

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 lands the subject of this planning application are in the ownership of the applicant, except for lands over which the applicant has a right of way, as hatched in yellow and dashed blue on drawings 06.135.PD101 and 06.135.PD102. Note that as per Folio 5631 at Appendix G, "The right of way and such other easements as specified in Instrument No. D2007KW019902T in favour of Glan Developments the registered owner(s) of the property comprised in folio KE56301F, their heirs and assigns and others as specified therein affecting the part of the property no. 1 as shown coloured yellow on Plan 3 of the Registry Map".</p> <p>Works to lands outside the ownership of the applicant are solely for the purposes of drainage as allowed for by the easement and right of way.</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.	The owner of the lands referenced above is Kildangan Stud, Kildangan, Monasterevin, Co. Kildare		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [X]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<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
12/562	<p>Modifications to already approved residential development under Reg. Ref. 10/1112 and 05/271 to comprise the following;</p> <p>Redesign of site layout to provide 102 no. dwellings as follows; 24 no. 4 bed two storey detached, 45 no. 3 bed two storey semi-detached; 21 no. 4 bed two storey semi-detached , 12 no. 4 bed two storey plus attic room semi-detached, revisions to approved crèche car parking layout, relocation of site entrance.</p> <p>This gave an increase of 25 no. units from that approved previously.</p>	Grant of Permission for 100 dwellings
10/1112	Extension of Duration granted of previously permitted development 05/271	Grant of Permission
05/271	Demolition of existing house and sheds and construction of 77 no. 2 storey 4 bedroom detached houses, 1 no. 2 storey crèche 220sqm, pumping station and associated site works.	Grant of Permission
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 checked="" type="checkbox"/>] No: [<input 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):	
<p>KCC Reg. ref. 16658/ PL09.249038 – Granted permission by An Bord Pleanala on</p> <p><i>A mixed-use development comprising a total of 220 number dwelling houses, a single storey crèche facility (307 square metres gross floor area) and a 120 number bedroom nursing home facility two storeys in height (7,117 square metres gross floor area). The proposed dwelling houses are in terraced, semi-detached and detached format and range in height from one to two and a half storeys. Specified dwellings have the option for dormer windows in roof slopes to facilitate the option to convert the attic space of these dwellings to habitable accommodation. The proposed development also provides for the construction of a section of a new link road (circa 647 metres) along the western part of the site incorporating a new signalised junction off Standhouse Road in accordance with SRO 5 of the Newbridge Local Area Plan 2013-2019. A new vehicular access serving the proposed nursing home is also proposed off Standhouse Road. It is also proposed to provide a new vehicular access off Ballymany Road (R445) to the south. A new pumping station is proposed in the north-western part of site. The proposed development will also provide for all site development works including alterations to ground levels and the removal and/or re-use of existing stockpiled material on site, the construction of crib (retaining) walls, the rerouting and undergrounding of overhead cables, internal access road, car parkin, footpaths, cycle paths, open space, public lighting, landscaping, two number electricity sub-stations, services and boundary treatments, all on site at Ballymany, Newbridge, County Kildare. The application site is bounded to the north by Standhouse Road and the rear of dwellings fronting that road, to the south by Ballymany Road (R445) and the rear/side of dwellings fronting that road; to the east by the Keadean Hotel, the gardens of houses in the Elms housing development and a playing field and to the west by farmland. The application is for planning permission for a period of 10 years. (As amended by the revised public notice received by An Bord Pleanála on the 14 th day of February, 2018 as follows: replacement of the original submitted detached and semi-detached dwellings with apartments/duplex dwellings. The revisions result in an increase in the overall number of dwellings from 220 number to 280 number).</i></p>	
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.

Please refer to Appendix B for a description of the proposed development.

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

Please refer to drawings 06.135.PD101 and 06.135.PD102

Enclosed:

Yes: [] No: []

Please submit a draft layout plan of the proposed development, at appropriate scale.

Please refer to drawings 06.135.PD103 and 06.135.PD105 for details of the site layout proposed.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

Kildare County Council

Meeting date(s):

10th October 2017
14th November 2017
14th March 2018
28th March 2018

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:	ABP - 300556-18
Meeting date(s):	7th February 2018

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

[Pre- Connection Enquiry with Irish Water. Please refer to Engineering Services Report from Donnelly Troy Consulting Engineers for details of consultation with Irish Water.](#)

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 Star, 30th October 2018
(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:	1st November 2018
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. Please refer to drawings 06.135.PD101 and 06.135.PD102 for details</p>	

<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development? Please refer to EIA Screening Report by Simon Clear and Associates Planning and Development Consultants that accompanies this planning application.</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [] No: [] N/A</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [] No: [X]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [X] No: []</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [X] No: []</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form? 6 No. hard-copies and a CD digital copy of the planning application has been sent to Kildare County Council</p>	<p>Yes: [X] No: []</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format? A CD digital copy of the planning application has been sent to all of the Prescribed Bodies as outlined at Appendix H. We have contacted all of the prescribed bodies in advance to confirm that they are happy to receive a digital copy of the application in the first place, with some requesting specific information in hard copy, and we will provide a hard copy of any information requested by the Prescribed Bodies.</p>	<p>Yes: [X] No: [] N/A: []</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Irish Water Transport Infrastructure Ireland National Transport Authority Department for Culture, Heritage and the Gaeltacht An Taisce</p>

	<p>The Heritage Council Faite Ireland An Comhairle Ealaíonn</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>4th September 2018</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention? Please refer to EIA Screening Report by Simon Clear and Associates Planning and Development Consultants that accompanies this planning application.</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>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>Please refer to the enclosed Statement of Consistency with the Kildare County Development Plan 2017 – 2023 and Newbridge Local Area Plan 2013 - 2019</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: [<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>Please refer to the enclosed Statement of Consistency with the Kildare County Development Plan 2017 – 2023 and Newbridge Local Area Plan 2013 - 2019</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>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>Please refer to the Statement of Consistency with National Guidance on Residential Developments, the Movement and Connectivity Report and the Statement on Density enclosed in support of this planning application.</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 An Bord Pleanála Pre – Application Consultation Opinion.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p> <p>Please refer to the enclosed Statement of Response to An Bord Pleanála Pre – Application Consultation Opinion</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] 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 m²
1-bed	0	0
2-bed	13	1,283.7
3-bed	83	9,626.5

4-bed	49	8,378.8
4+ bed		
Total	145	19,289

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	15	744
2-bed	7	549
3-bed	13	1426
4-bed		
4+ bed		
Total	35	2719

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

(b) State total number of residential units in proposed development:	180
(c) State cumulative gross floor space of residential accommodation, in m ² :	22008

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 Social Infrastructure Audit prepared by Simon Clear and Associates Planning and Development Consultants for details of the review and assessment process which has led to the decision not to include a creche as a part of this proposed development.</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):	N/A %

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 Statement of Consistency with National Guidance on Residential Developments, Statement on Density and drawing nos. 06.135.PD107-152 enclosed with this planning application.</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 Statement of Consistency with National Guidance on Residential Developments, Landscape details from Landmark Design Landscape Architects, the Movement and Connectivity Report and drawing nos. 06.135.PD103 + 06.135PD105 enclosed with this planning application.</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 JFOC Architects site layouts 06.135.PD103 and 06.135.PD105, Statement of Consistency with National Guidance on Residential Developments, Landscape details from Landmark Design Landscape Architects and the Movement and Connectivity Report enclosed with this planning application for details of the proposals to facilitate the integration of the proposed development where possible.</p>	X	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p> <p>Please refer to the Phasing drawing from JFOC Architects at 06.135.PD104, and Engineering Services Report from Donnelly Troy Consulting Engineers.</p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X

<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> <p>The proposed development includes the demolition of a derelict house and out-buildings. Please refer to the enclosed Bat Survey from Faith Wilson which includes a review of these derelict structures.</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>		<p>X</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>X</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>There are two recorded monuments on the site to the south of the proposed development. Please refer to JFOC Architects drawing 06.135.PD157 illustrating the</p>	<p>X</p>	

<p>location of the recorded monuments, and the Archaeological Test Excavation and Assessment Report by Icon Archaeology that accompany this planning 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>		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 the Statement of Response to An Bord Pleanála Pre – Application Consultation Opinion enclosed with this planning application.</p>	X	

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 :	513 (derelict houses & out buildings)
State gross floor space of any proposed demolition, in m ² :	513 (derelict houses & out buildings)
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 :	22008

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

(a) State existing use of land or structure:	Greenfield/ Agricultural
(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):	Residential
(d) State nature and extent of any such proposed use(s):	Please refer to Appendix B: Development Description
<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: [X] No: [] N/A: []</p> <p>A full schedule of the drawings and documentation prepared in support of this planning application in accordance with Articles 297 and 298 of Statutory Instrument No. 271 of 2017 – Planning and Development (Strategic Housing Development) Regulations 2018 is enclosed at Appendix 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?	X	
<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>	X	
<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>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> <p>Please refer to Appendix E for full details of the proposals that have been made to comply with Part V of the Act including the dwellings proposed, location of proposed dwellings on drawing 06.135.PV101 and details of the costings associated.</p>	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [**X**]

(b) Public Mains: [**X**]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

Please refer to the Engineering Report from Donnolly Troy Consulting Engineers

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [**X**] New Connection: []

(b) Public Sewer: [**X**]

Conventional septic tank system: []

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

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

Please refer to the Engineering Report from Donnolly Troy Consulting Engineers

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

Please refer to the Engineering Report from Donnolly Troy Consulting Engineers

(a) Public Sewer/Drain: [<input type="checkbox"/>] Soakpit: [<input type="checkbox"/>] Watercourse: [<input checked="" type="checkbox"/>] 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 Engineering Report from Donnolly Troy Consulting Engineers	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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 Engineering Report from Donnolly Troy Consulting Engineers	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(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.). Please refer to the Engineering Report from Donnolly Troy Consulting Engineers	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. Please refer to the Engineering Report from Donnolly Troy Consulting Engineers and the Statement of Response to An-Bord Pleanála Pre-Application Consultation Opinion	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for	Enclosed:

protection or diversion of such assets.	Yes: [] No: [] N/A
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21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p> <p>Please refer to enclosed Transportation Assessment Report & Road Safety Audit from NRB Consulting Engineers enclosed with this report.</p>	<p>Enclosed:</p> <p>Yes: [] No: [X]</p> <p>N/A</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p>A travel plan was not required for this proposed development, however please refer to Movement and Connectivity Report by Placemakers Ireland and JFOC Architects for details of public transport connections.</p>	<p>Enclosed:</p> <p>Yes: [] No: [X]</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>Please refer to enclosed Transportation Assessment Report & Road Safety Audit from NRB Consulting Engineers enclosed with this report.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>

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: []
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Please refer to JFOC Architects drawing 06.135.PD106 enclosed with the application in respect of areas proposed to be taken in charge by Kildare</p>	

County Council. Note the intention is for a management company to be formed for the management of public areas in the apartment building.

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 enclosed JFOC Architects Appendix A detailing all of the drawings and documentation that accompany this planning application.

24. Application Fee:

(a) State fee payable for application:	€23,400
(b) Set out basis for calculation of fee:	€130 X 180
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

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> <p>Please refer to the Statement of Consistency with National Guidance on Residential Developments and the Movement and Connectivity Report enclosed with this planning application.</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.

Signed: (Applicant or Agent as appropriate)	 JFOC Architects
Date:	30th October 2018

26. Contact Details- Not to be Published

Prospective Applicant(s):

First Name:	Glan Developments Limited
Surname:	
Address Line 1:	Unit 7
Address Line 2:	Ballymount Court
Address Line 3:	Ballymount Road
Town / City:	Dublin 12
County:	Dublin
Country:	Ireland
Eircode:	D12RD73
E-mail address (if any):	
Primary Telephone Number:	086 2553421
Other / Mobile Number (if any):	

Where the Prospective Applicant(s) is a Company:

Name(s) of Company Director(s):	Paddy Fitzpatrick
Company Registration Number (CRO):	38903
Contact Name:	Paddy Fitzpatrick
Primary Telephone Number:	086 2553421
Other / Mobile Number (if any):	
E-mail address:	glandevelopmentsltd@eircom.net

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

First Name:	Nóra
Surname:	Shortall
Address Line 1:	JFOC Architects
Address Line 2:	11a Greenmount House
Address Line 3:	Greenmount Office Park
Town / City:	Harolds Cross, Dublin 6W
County:	Dublin
Country:	Ireland
Eircode:	D6W PK31
E-mail address (if any):	nora@jfocarchitects.com
Primary Telephone Number:	01 4530277
Other / Mobile Number (if any):	087 9047500 / 0868564870

Person responsible for preparation of maps, plans and drawings:

First Name:	Nora
Surname:	Shortall
Address Line 1:	JFOC Architects
Address Line 2:	11a Greenmount House
Address Line 3:	Greenmount Office Park
Town / City:	Harolds Cross, Dublin 6W
County:	Dublin
Country:	Ireland
Eircode:	D6W PK31
E-mail address (if any):	nora@jfocarchitects.com
Primary Telephone Number:	01 4530277
Other / Mobile Number (if any):	087 9047500/ 0868564870

Contact for arranging entry on site, if required:

Name:	Nora Shortall
Mobile Number:	0868564870/ 087 9047500
E-mail address:	nora@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.