

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

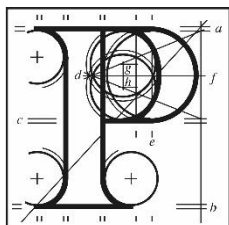
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Seabren Developments Limited, Century House, Harolds Cross Road, Dublin, Ireland Circle Voluntary Housing Association, Phoenix House 32-34 Castle Street, Dublin 2
Company Registration No:	Seabren Developments Limited - CRO- 580620 Circle Voluntary Housing Association CLG- CRO- 374693

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

Name:	Karl Kent, Doyle Kent Planning Partnership Ltd
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] 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:	Mike Freeney (ReddyA+U)
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	Richard Jolly (Ait) Alan Garvey (Cora)
Firm/Company:	Reddy A+U Ait Urbanism and Landscape Cora Consulting Engineers

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Glebe House and Industrial Estate and former site of Coruba House
Address Line 2:	St. Agnes Road
Address Line 3:	Crumlin
Town/City:	Dublin 12
County:	Dublin
Eircode:	Glebe House - D12 R2R1 Glebe House Industrial Estate – D12YC65, D12KD98,D12P582, D12TK64,D12FP26,D12NA44, D12XA30,D12W861, D12YYK6 , D12EV7X Coruba House - D12 C3X5

Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3263-07/3263-08		
<p>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.</p> <p>A CAD file in .dwg format is included in the CD</p>			
Area of site to which the application relates in hectares:		0.88 ha	
Site zoning in current Development Plan or Local Area Plan for the area:		<p>Z1</p> <p>“to protect provide and improve residential amenities”</p>	
Existing use(s) of the site and proposed use(s) of the site:		<p>Vacant former semi- industrial lands, workshops, offices, vacant house.</p> <p>Residential Development 152 units plus ancillary residential amenity uses and Café</p>	

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 overall site amounts to .88 Ha and comprises land under the ownership of Seabren Developments, Ltd, Dublin City Council (DCC) and South Dublin County Council (SDCC).</p> <p>Glebe House and Industrial Estate, (c. 0.62 ha) is under ownership of Seabren Developments Ltd. Site of former Coruba House (c. 0.23 ha) is under ownership of DCC. A letter of consent to Circle VHA CLG from DCC providing for inclusion of these lands in the subject application is attached to the cover letter enclosed with this application</p> <p>The lands in the ownership of SDCC comprise a grass strip of land (c. 0.02 ha) between the Coruba site and Somerville Drive. A letter of consent form SDCC providing for inclusion of these lands in the subject application is attached to the cover letter enclosed with this application.</p>			

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>		<ul style="list-style-type: none"> Glebe House and industrial estate is owned by Seabren Developments Ltd, , Century House, Harolds Cross Road, Dublin, Ireland Site of former Coruba House is owned by DCC and Circle VHA CLG have the consent of DCC to make this Planning Application - letter of consent included. DCC,civic Office,Wood Quay,Dublin 8. Grass strip- SDCC - letter of consent included. SDCC,County Hall, Tallaght,Dublin 24.
<p>Does the applicant own or control adjoining, abutting or adjacent lands?</p>		<p>Yes: [] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A</p>		

8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>		<p>Yes: [<input checked="" type="checkbox"/>] No: []</p>
<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>		
<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):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP-309317-21	Seabren Developments Ltd and Circle VHA CLG at Glebe House and Coruba lands consisting of 152 apartments, café, community facility , landscaping and all associated site works.	Decision of 13th May 2021 quashed by the High Court, the Board consented to its decision being quashed. Judicial Review 2021 No 620 JR

3415/05	Unit 6 Coruba House- for the demolition of existing office block and raising of roof level of existing warehouse to accommodate new first floor offices with windows to north, east and west elevations and new cladding to entire building.	Permission granted in September 2005
3062/98	Coruba House- permission granted in March 1999 for the demolition of the existing single storey industrial units and for the construction of 37 no. terraced, single-aspect residential dwelling units on 3 levels, expressed as 2.5 stories high, laid out in 2 interconnecting courtyards. Car parking for 37 no. cars will be underground with ramp access.	Permission granted in March 1999
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.: N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s): N/A		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent: [X]		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [] No:[X]
If the answer is "Yes" above, please give details: N/A		

9. Description of the Proposed Strategic Housing Development:

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

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

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m. Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor; Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level, the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House. Lowering the front boundary wall and return boundary wall to the front of Glebe House. Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm). 75 car parking spaces are proposed: 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's

Road. 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive. The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A. 76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.-The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

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:	ABPSHDPAC0021/21
Meeting date(s):	16th September 2021
(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-311973-21

Meeting date(s):	21 st February 2022
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
Consultation with Irish Water correspondence letters attached in Appendix B of Cora Consulting Engineers Water Services Report.	

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:	Irish Daily Star - 10 th June 2022	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		13 th June 2022
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? An Environmental Impact Assessment Screening Report accompanies this application. It is concluded having regard to the nature, scale and location of the subject site, there is no likelihood of significant effects on the environment arising from the proposed development on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that the requirement for sub-threshold EIA does not arise.		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

If the answer to above is “Yes”, is an EIAR enclosed with this application?		Enclosed: Yes: [] No: [] N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: [] No: [] N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development? An Appropriate Assessment Screening Report accompanies this application and concludes that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available.		Yes: [] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?		Yes: [] No: [] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?		Yes: [] No: [] N/A
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?		Yes: [<input checked="" type="checkbox"/>] No: [] N/A: []
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Minister for Culture, Heritage and the Gaeltacht (built Heritage) 5. Heritage Council (built heritage) 6. An Taisce – the National Trust for Ireland (built heritage) 7. Dublin City Childcare Committee 	

<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>13th June 2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] 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>Included with this application a Planning Report and Statement of Consistency prepared by DKPP</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed:</p> <p>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:</p> <p>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>Included with this application a Planning Report and Statement of Consistency prepared by DKPP</p>	<p>Enclosed:</p> <p>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</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	
<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>Included with this application a Statement of Response prepared by DKPP setting out the additional information required to accompany the application.</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>See Material Contravention Statement enclosed prepared by DKPP</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

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

4+ bed	0	0
Total	0	0

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	0	0
1-bed	74	3,835.5 sqm
2-bed	72	5,962.5 sqm
3-bed	4	500 sqm
4-bed	0	0
4+ bed	0	0
Total	150	10,298 sqm

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

(b) State total number of residential units in proposed development:	150
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(c) State cumulative gross floor space of residential accommodation, in m ² :	10,298 sq.m
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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	
Café	147 sq.m
Creche	55 sq.m
(b) State cumulative gross floor space of non-residential development in m ² :	
	202 sq.m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	15,767 sq.m
(d) Express 15(b) as a percentage of 15(c):	1%

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?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	X	

permeability, vehicular access and parking provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(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?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application. Demolition of extension to side and rear of Glebe House together with workshops, sheds and boundary wall associated with former light -industrial and commercial lands.	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? Extensions to sides and rear of Glebe House If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application. Architectural Heritage Impact Assessment report included with the application prepared by Mullarkey Pedersen Conservation architects setting out the rational for removal of extension to the side and rear of the house.	X	
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.	X	

<p>Included in the Architectural Heritage Impact Assessment report included with the application prepared by Mullarkey Pedersen Conservation</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>Included in the Architectural Heritage Impact Assessment report included with the application prepared by Mullarkey Pedersen Conservation</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>X</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. N/A</p>		<p>X</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. Copy enclosed of dangerous building notice issued by DCC following fire on 21st April 2022</p>	<p>X</p>	
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</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>X</p>	

<p>If “Yes”, give details of the specified information accompanying this application.</p> <p>Please see enclosed ABP Response document prepared by DKPP which sets out the specific information to be included in the planning application.</p>		
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17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	1,849.7sqm
State gross floor space of any proposed demolition, in m ² :	1,624.7sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	225sqm
State total gross floor space of proposed works in m ² :	15,767sqm

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

(a) State existing use of land or structure:	Vacant House and light industrial workshops and sheds
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Vacant house / offices and light industrial workshops and sheds.
(c) State proposed use(s):	Residential amenity creche and café
(d) State nature and extent of any such proposed use(s):	150 residential units, public and communal open space, 75 car parking spaces, 306 bicycle spaces, plants areas,, switch rooms and bin storage. 147 sq.m creche and 55sq.m café.
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:	

Enclosed: Yes: [☒] No: [☐] N/A: [☐]

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?	<input checked="" type="checkbox"/>	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	<input checked="" type="checkbox"/> Please refer to RA+U Part V booklet for full details of proposals.	
(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	<input checked="" type="checkbox"/> Please refer to RA+U Part V booklet for full details of proposals.	

(iii) a layout plan showing the location of proposed Part V units in the development?	Please refer to RA+U Part V booklet for full details of proposals.	
(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:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" 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>
(B) Proposed Wastewater Management / Treatment:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" 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.

Enclosed:

Yes: [☒] No: [☐]

[Pre-connection Confirmation of Feasibility letter and Statement of Design Acceptance letter from Irish Water enclosed Appendix B Water Services Report–Cora Consulting](#)

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [☒] No: [☐]

[See IW Statement of Design Acceptance – Appendix B Water Services Report –Cora Consulting](#)

(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: [☐]

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [☒] No: [☐]

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Transport Assessment Report attached prepared by NRB
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. New footpath adjoining Somerville Drive – shown on drawing ref : P19171D 002 P01 -existing and proposed - Area C - Land Ownership Map	

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. Schedules of all maps, plans and drawings enclosed with the application.

24. Application Fee:


(a) State fee payable for application:	€
(b) Set out basis for calculation of fee:	Residential units: €130X 150 = 19,500 Creche and café: €7.20 x 202 = €1,454.4 Total = €20,954.4
(b) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] The design team have had regard to the principles of Universal Design. Please refer to the architectural, engineering and landscape drawings and accompanying reports illustrating the detailed design and access proposals within the scheme.
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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)	
Date:	13 th June 2022

26. Contact Details- Not to be Published

Name(s) of Company Director(s):	Seabren Developments Ltd- Michael and Tina Moran
Company Registration Number (CRO):	580620
Contact Name:	Michael Moran
Primary Telephone Number:	+353 (01) 5167088
Other / Mobile Number (if any):	
E-mail address:	info@seabren.ie
Name(s) of Company Director(s):	Circle VHA CLG - Chris Ellison, Brian Shefflin, Chris White, Joan Green, Jane Doyle, , Garrett Tynan, Damien Kennedy, Mary Elizabeth Slowey, Gemma Kavanagh
Company Registration Number (CRO):	374693
Contact Name:	John Hannigan
Primary Telephone Number:	+353 (01) 4072110
E-mail address	info@circlevha.ie

Where the Applicant(s) is a Company:

Applicant(s): [as above](#)

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

First Name:	Karl
Surname:	Kent
Address Line 1:	Doyle Kent Planning Partnership Ltd
Address Line 2:	71 Carysfort Avenue
Address Line 3:	
Town / City:	Blackrock
County:	Dublin
Country:	Ireland
Eircode:	A94Y3Y0
E-mail address (if any):	karl@doylekent.com
Primary Telephone Number:	087 6263918
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Mike
Surname:	Freaney
Address Line 1:	ReddyA+U
Address Line 2:	Dartry Mills
Address Line 3:	
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	mfreaney@reddyarchitecture.com
Primary Telephone Number:	00 353 1 498 7000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Mobile Number:	085 7394853	
E-mail address:	karl@doylekent.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 2001-2018 which equals or exceeds, as the case may be, 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 make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
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.