

An  
Bord  
Pleanála

## **Strategic Housing Development**

### **Application Form**

#### **Before you fill out this form**

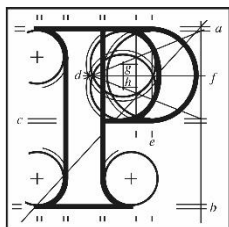
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	13-18 City Quay Dublin 2
Company Registration No:	529284

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

Name:	Brenda Butterly, McGill Planning Limited
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:	John MacPolin
Firm/Company:	O Mahony Pike Architecture

## 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:	Old Bakery Site, also known as 113 Phibsborough Road
Address Line 2:	Cross Guns Bridge
Address Line 3:	Phibsborough
Town/City:	
County:	Dublin 7
Eircode:	D07 XP46
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Ordnance Survey Ireland License No. AR 0005020 Grid Reference X,Y= 714883.0941,736337.9821
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:	0.73 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z1 to protect, provide and improve residential amenities within the Dublin City Council Development Plan 2016-2022.
Existing use(s) of the site and proposed use(s) of the site:	Existing use is vacant (former industrial/bakery use) and proposed use is 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		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
N/A			
State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	Bindford Limited, 13-18 City Quay, Dublin 2		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ X ] No: [ ]	
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>Please see the attached OS Map by OMP indicating the areas in blue also in control of the applicant</p>			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ x ] No: [ ]
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**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.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
DCC reg.ref.: 2402/14 ABP reg.ref.: PL 29N.243444	The development consisted of the demolition of existing buildings on site and the construction of a predominantly residential development with some commercial use, giving an approximate total gross floor area of 3979sqm (260sqm commercial & 3719sqm residential). The proposed development will provide for 21 no dwelling units, 8 no. apartments and 2 no. commercial units as follows: 1) the south of the site, 13 no House Type B dwellings will be located as follows: 1 no. house type B1, detached, 1 no. House Type B2, detached, block A-3 no. House Type B terraced, block B-5 no. house type b terraced, Block C -2no. House Type B, 1 no. House Type b3 terraced; all 3 bed units & 163sqm each, 2) alongside the canal, 8 no. House Type A dwellings will be located, each will be 4- bed, 4-storey detached units 200sqm each, 3) to the centre of the site, fronting the canal, 2 no. 6-storey blocks (Block D's) will be located; each will contain; a commercial unit (47sqm with terrace on ground floor & 83sqm with terrace on first floor) & floors 2-5 will contain one 2-bed apartment (87sqm) each, with private terraces for each apartment. The development will also include 29 car parking spaces, 16 bicycle spaces, plant rooms and bin storage. Access to the development will be from the site access road off Phibsborough Road.	DCC Granted Permission ABP Granted Permission

<p>DCC reg. ref.: 6818/07 ABP reg.ref.: PL29N.231198</p>	<p>The proposed was for the demolition of the existing buildings on site and the construction of a mixed use scheme which was predominantly residential in nature with total gross floor area of 18.384 sq.m, approximately. The proposed development ranged in height from 2 to 13 storeys over 2 no. basement levels and comprised of 148 no. residential units (24 no. 1-bedroom apartments, 78 no. 2-bedroom apartments, 13 no. 2-bedroom work/live units, 11 no. 2-bedroom own-door apartments and 22 no. 3-bedroom own-door apartments), 35 no. medical consulting suites, creche facility, a cafe and gym. The development also included 2 no. basement levels (9,845 sqm in total) principally comprising; 304 no. car parking spaces (141 no. spaces on upper level and 163 no. spaces on lower level); 352 bicycle spaces; plant rooms; private residential storage; bin storage; and a recycling centre</p>	<p>DCC Granted Grant Permission ABP Refused Permission</p>
<p>DCC reg. ref.: 1745/07</p>	<p>Development of a mixed use scheme consisting of; the demolition of the existing buildings on site and the construction of a mixed use scheme which is predominantly residential in nature containing 4 no. buildings with a total gross floor area of 21, 588 sqm approx. The principal buildings in the development are 2 no. primarily residential buildings on the northern site boundary spanning from west to east. The 2 no. buildings (Building 1&amp;2) range from 6 to 9 storeys with a 13 storey element and roof gardens over two shared basement levels. The 2 no. basement levels (9772sqm in total) principally comprise: 281 no. car parking spaces (118 no spaces on upper level, 163 no spaces on lower level); 226 no cycle spaces, plant rooms and a gym (375sqm) on the Upper basement level. Vehicular access to the basement levels will be provided from the site access road off Phibsborough Road. The development also comprises; 6 no. terraced 2 storey townhouses (Building 3)(486sqm); a childcare facility (Building 4)(240sqm); 2 no. new pedestrian access points from Cross Gun Quay; changes in level; boundary treatments; all hard and soft landscaping; balconies and terraces; internal roads and pathways; pedestrian linkages; site services and all other associated site development works above and below ground.</p>	<p>DCC refused permission</p>

DCC reg. ref.: 4033/06	The development consisted of: the demolition of the existing buildings on site and the construction of a mixed use scheme which is predominantly residential in nature containing 4 no buildings with a total gross floor area of 19,169 sqm approximately. The principal buildings in the development are 2 no primarily residential buildings on the northern site boundary spanning from west to east. The 2 no buildings (buildings 1 & 2) range from 5 to 7 storeys with a 13 storey element and roof gardens over two shared basement levels. The 2 no basement levels (9,772 sqm in total) principally comprise: 293 no car parking spaces (134 no spaces on upper level, 159 no spaces on lower level); 223 no cycle spaces and plant rooms. Vehicular access to the basement levels will be provided from the site access road off Phibsborough Road. The development also comprises 6 no terraced 2 storey town houses (building 3) (486 sqm); a childcare facility (building 4) (240 sqm); 2 no new pedestrian access points from Cross Guns Quay; changes in level; boundary treatments; all hard and soft landscaping balconies and terraces; internal roads and pathways; pedestrian linkages; site services and all other associated site development works above and below ground.	DCC Refused 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 type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
n/a		
Is the applicant aware of the site ever having been flooded?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please give details e.g. year, extent:		



n/a

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ☐ ] No:[ ☒ ]

If the answer is “Yes” above, please give details:

n/a

## 9. Description of the Proposed Strategic Housing Development:

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

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

**The development will consist of the demolition of the existing buildings on site and the construction of a Build to Rent (BTR) residential scheme comprising:**

- **205 no. apartments within 3 no. blocks ranging in height up to 12 storeys.**
- **A new café/ retail unit area, and public plaza to the east of the site.**
- **The apartment mix will comprise 55 no. studios, 85 no. 1-bed, and 65 no. 2 bed apartments along with internal residential amenity space (located in block C at ground and top floor levels and including gym, lounge, shared workspaces, parcel store, reception, ). All apartments with balconies/ terraces facing north/ south/ east/ west. Communal open space will be provided on the top floor of each block and at the ground floor level.**
- **Provision of 29 no. car parking spaces (20 no. at basement and 9 no. at surface); 272 no. residential bicycle parking spaces along with a further 72 no. visitor surface parking spaces.**
- **Vehicular and pedestrian connection via Phibsborough Road with two additional pedestrian accesses to be provided along the Royal Canal to the north (necessitating alterations to the existing boundary wall).**
- **All associated site development works and services provisions including bin storage areas, substations, plant rooms, boundary treatments and landscaping.**

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

**Please see pack by OMP**

**Enclosed:**

Yes: [ ☒ ] No: [ ☐ ]

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

**Please see pack by OMP**

**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:	<a href="#">ABPSHDPAC0016/20</a>
Meeting date(s):	<a href="#">Due to the covid-19 restrictions, the face to face S247 meeting with Dublin City Council was cancelled. As a result McGill Planning Limited received detailed S247 feedback from Siobhan O Connor in Dublin City Council by email on the 18th of March 2020. These comments, and our responses are contained within the Response to the S247 document.</a>
<b>(B) Consultation with An Bord Pleanála:</b>  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:	<a href="#">ABP 307 400-20</a>
Meeting date(s):	<a href="#">2<sup>ND</sup> September 2020</a>
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>  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:	
<a href="#">N/A</a>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <a href="#">X</a> ] No: [   ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	<a href="#">Irish Daily Star</a>  <a href="#">2<sup>nd</sup> of February 2021</a>

(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> 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:	1 <sup>st</sup> of February 2021
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Please see pack by OMP</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> N/A Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> N/A Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p><b>Irish Water</b>  <b>National Transport Authority</b>  <b>Waterways Ireland</b>  <b>Minister of Culture, Heritage and the Gaeltacht</b>  <b>An Taisce – the National Trust for Ireland</b>  <b>Heritage Council</b>  <b>An Comhairle Ealaíonn</b>  <b>Faite Ireland</b></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>2<sup>nd</sup> of February 2021  Please note that all prescribed authorities requested a soft copy only please see the emails attached</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: [ ] No: [ <b>x</b> ]</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: [ ]  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 proposed strategic housing development is consistent with the relevant objectives of the relevant development plan: <b>Please see the statement of consistency by MCG Planning</b></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> 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: <b>Please see the statement of consistency by MCG Planning</b></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> 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 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: <b>Please see the statement of consistency by MCG Planning</b></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input 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. <b>Please see the statement of response to ABP Opinion by MCG Planning</b>	
(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. <b>Please see the statement of response to ABP Opinion by MCG Planning</b>	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?  <b>Please see the Material Contravention statement by MCG Planning</b>	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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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 <sup>2</sup>
1-bed	0	
2-bed	0	
3-bed	0	
4-bed	0	
4+ bed	0	
<b>Total</b>	0	

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio	55	C. 2060 sqm
1-bed	85	c. 4275.6 sqm
2-bed	65	c. 5069.5 sqm
3-bed		
4-bed		
4+ bed		
<b>Total</b>	205	c.11,405.1 m2 (excluding communal corridors, lifts etc.)

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

(b) State total number of residential units in proposed development:	<b>205</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>c. 15,963.6 sqm</b> Includes apartments and all associated residential



	uses (communal amenity facilities, and basement car park)
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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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Café/retail	c.67.3 sqm
Outbuildings (life safety generators, bike store and refuse store)	c.311.3 sqm
ESB sub-stations and switchrooms	c.50.1 sqm
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	c.428.7 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	c.16,392.3 sqm
(d) Express 15(b) as a percentage of 15(c):	2.61 %

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
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<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> <p><b>Please see the documents prepared by MCG Planning and OMP architecture</b></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><b>Please see the documents prepared by MCG Planning, OMP architecture, ILTP and Ait Urbanism</b></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><b>Please see the documents prepared by MCG Planning and OMP architecture</b></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><b>Please see the documents prepared by IN2</b></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><b>All the existing buildings on site will be removed. This is described in full in the documents prepared by MCG Planning and OMP architecture</b></p>	X	

<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>		X
<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><b>The proposed development is beside a Protected Structure but is not part of its curtilage or attendant grounds. An Architectural Heritage Impact Assessment has been completed by Molloy Associates to address this</b></p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X

<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p> <p><b>Please refer to Vacant Site Letter in Appendix D for further information</b></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>If “Yes”, give details of the specified information accompanying this application.</p> <p><b>Please see the list of specified below in appendix A</b></p>	<p>X</p>	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	c. 3372 m <sup>2</sup>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	c. 3372 m <sup>2</sup>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	0
State total gross floor space of proposed works in m <sup>2</sup> :	c.16,392.3 sqm

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

(a) State existing use of land or structure:	The existing building is vacant and was previously in industrial use
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	The existing building is vacant and was previously in industrial use
(c) State proposed use(s):	Residential and a retail unit along with public and communal open spaces and parking
(d) State nature and extent of any such proposed use(s):	The majority of the site will be in residential use and will provide an area of public open space to the north east of the site, along with a café/retail unit.
<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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p> <p><b>See architectural drawing pack prepared by OMP architecture</b></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?		
(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	X Please refer to the part V pack	
(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	X Please refer to the part V pack	
(iii) a layout plan showing the location of proposed Part V units in the development?	X please the Part V drawing by OMP	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

## 20. Water Services:

### (A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: ☒ New Connection: ☐

(b) Public Mains: ☐

Group Water Scheme: ☐ Name of Scheme: \_\_\_\_\_

Private Well: ☐

Other (please specify): \_\_\_\_\_

### (B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: ☒ New Connection: ☐

(b) Public Sewer: ☐

Conventional septic tank system: ☐

Other on-site treatment system (please specify): \_\_\_\_\_

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

### (C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☒

Soakpit: ☐

Watercourse: ☐

Other (please specify): \_\_\_\_\_

<b>(D) Irish Water Requirements:</b>	
<p>Please submit the following information:</p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.  <b>Please see the letters from Irish Water in appendix B and C</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.  <b>Please see the letters from Irish Water in appendix B and C</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).  <b>Please see the letters from Irish Water in appendix B and C</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b></p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed: N/A</b></p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>



## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p> <p><b>Please see the Traffic Impact Assessment prepared by ILTP consulting</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p><b>Please see the documents prepared by ILTP consulting which includes a Mobility Management Plan</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p><b>Please see the documents prepared by ILTP consulting</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

## 22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p>	

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><b>Please see appendix A below</b></p>
--

**24. Application Fee:**

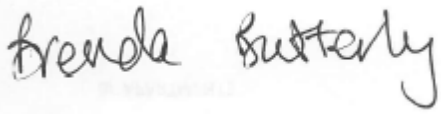
(a) State fee payable for application:	<b>€39,738.80</b>
(b) Set out basis for calculation of fee:	HA1A €130 x 205 = €26,650  HA1B €7.20 x 429sqm = €3,088.80  HA3 NIS = €10,000
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

**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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please see the statement by OMP</b>
--	---

### 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)	 Brenda Butterly, McGill Planning Limited.
Date:	2 <sup>nd</sup> of February 2021

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Bindford Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	13 – 18 City Quay
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	Dublin 2
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 HC98
<b>E-mail address (if any):</b>	sean.oneill@corcom.ie
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	+353 86 044 5300

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Luke Keily
<b>Company Registration Number (CRO):</b>	529284
<b>Contact Name:</b>	Sean O Neill
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	+353 86 044 5300
<b>E-mail address:</b>	sean.oneill@corcom.ie

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

<b>First Name:</b>	Brenda
<b>Surname:</b>	Butterly
<b>Address Line 1:</b>	Mc Gill Planning Ltd
<b>Address Line 2:</b>	45 Herbert Lane
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	Dublin 2
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 RR92
<b>E-mail address (if any):</b>	<a href="mailto:brenda@mcgplanning.ie">brenda@mcgplanning.ie</a>
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	0858229829

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	John
<b>Surname:</b>	MacPolin
<b>Address Line 1:</b>	OMP Architects
<b>Address Line 2:</b>	The Chapel Milltown Ave
<b>Address Line 3:</b>	Mount St Annes
<b>Town / City:</b>	
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 XN52
<b>E-mail address (if any):</b>	<a href="mailto:jmacpolin@omp.ie">jmacpolin@omp.ie</a>
<b>Primary Telephone Number:</b>	01 202 7400
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	<u>Sean O Neill</u>
<b>Mobile Number:</b>	<u>086 044 5300</u>
<b>E-mail address:</b>	<u>Sean.oneill@corcom.ie</u>

## Appendix A List of Enclosures

- Completed Planning Application Form
- Site Notice as erected 1<sup>st</sup> February 2021
- Newspaper Notice as published 2<sup>nd</sup> February 2021
- Newspaper Notice (as submitted to the Irish Daily Star)
- Cheque for Application Fee
- Part V Pack
- Draft Planning Covenant
- Irish Water Confirmation of Feasibility Letter (Appendix B)
- Irish Water Statement of Design Acceptance Letter (Appendix C)
- Vacant Site Letter (Appendix D)
- Copy of Cover Letter to An Bord Pleanála
- Copy of Cover Letter to Dublin City Council
- Copy of Cover Letters to Consultees

### McGill Planning Ltd

- Planning Report including
  - Statement of Consistency
  - Material Contravention Statement
  - Response to An Bord Pleanála's Opinion
- EIA Screening Report

### ÁIT Urbanism and Landscape

Document	No.	Size	Scale
Landscape Plan	200	A1	1:200
Block A+B Typical Roof Terrace Layout	201	A3	1:100
Block C Roof Terrace layout	202	A3	1:100
Landscape Report		A3	

## OMP Architecture

Issue Format: E = email, K = disk/usb, H = hardcopy, U = upload (dropbox/cde etc.)			Date	29/01/21
Purpose of Issue: AR = as requested, P = preliminary, CR = comment & return, FA = for approval, PL = planning, DA = dac, FS = fsc, FI = for information, TS = tender, CS = construction, BC = building control			Purpose	R/L
Sheet/File Identifier	Description	Scale	Size	Rev.
1723A-OMP-00-00-DR-A-1000	Site Location Plan	1:1000	A3	x
1723A-OMP-ZZ-B1-DR-A-1000	Proposed Basement Floor Plan	1:250	A1	x
1723A-OMP-ZZ-00-DR-A-1000	Proposed Level 00 - Site plan	1:250	A1	x
1723A-OMP-ZZ-00-DR-A-1001	Proposed Level 00 - Site plan	1:400	A1	x
1723A-OMP-ZZ-ZZ-DR-A-2001	Site Elevation 01 - North East (to Canal)	1:200	A0	x
1723A-OMP-ZZ-ZZ-DR-A-2002	Site Elevation 02 - South West	1:200	A0	x
1723A-OMP-ZZ-ZZ-DR-A-2003	Site Elevations 03 & 04 - North West & South East	1:200	A0	x
1723A-OMP-ZZ-ZZ-DR-A-3001	Site Sections - AA & BB	1:200	A0	x
1723A-OMP-ZZ-ZZ-DR-A-3002	Site Sections - CC & DD	1:200	A0	x
1723A-OMP-ZZ-ZZ-DR-A-3005	Refuse and bicycle stores	1:100	A0	x
1723A-OMP-ZZ-ZZ-DR-A-3006	Existing boundary wall along the canal tow path - Record elevation and section	1:100	A0	x
1723A-OMP-ZZ-ZZ-DR-A-3007	Existing boundary wall along the canal tow path - Existing and proposed Southern elevation	1:100	A0	x
1723A-OMP-BA-00-DR-A-1000	Block A - Ground Floor Plan	1:100	A1	x
1723A-OMP-BA-ZZ-DR-A-1001	Block A - Levels 01 - 02	1:100	A1	x
1723A-OMP-BA-03-DR-A-1002	Block A - Level 03	1:100	A1	x
1723A-OMP-BA-04-DR-A-1003	Block A - Level 04	1:100	A1	x
1723A-OMP-BA-05-DR-A-1004	Block A - Level 05	1:100	A1	x
1723A-OMP-BA-06-DR-A-1005	Block A - Level 06	1:100	A1	x
1723A-OMP-BA-07-DR-A-1006	Block A - Roof Plan	1:100	A1	x
1723A-OMP-BA-ZZ-DR-A-2010	Block A - Elevations	1:100	A0	x
1723A-OMP-BB-00-DR-A-1000	Block B - Ground Floor Plan	1:100	A1	x
1723A-OMP-BB-ZZ-DR-A-1001	Block B - Levels 01 - 05	1:100	A1	x
1723A-OMP-BB-06-DR-A-1002	Block B - Level 06	1:100	A1	x
1723A-OMP-BB-07-DR-A-1003	Block B - Roof Plan	1:100	A1	x
1723A-OMP-BB-ZZ-DR-A-2011	Block B - Elevations	1:100	A0	x
1723A-OMP-BC-00-DR-A-1000	Block C - Ground Floor Plan	1:100	A1	x
1723A-OMP-BC-ZZ-DR-A-1001	Block C - Levels 01-06	1:100	A1	x
1723A-OMP-BC-07-DR-A-1002	Block C - Level 07	1:100	A1	x
1723A-OMP-BC-ZZ-DR-A-1003	Block C - Levels 08-10	1:100	A1	x
1723A-OMP-BC-11-DR-A-1004	Block C - Level 11	1:100	A1	x
1723A-OMP-BC-12-DR-A-1005	Block C - Roof Plan	1:100	A1	x
1723A-OMP-BC-ZZ-DR-A-2012	Block C - Proposed North & South Elevations	1:100	A0	x
1723A-OMP-BC-ZZ-DR-A-2013	Block C - Proposed East & West Elevations	1:100	A0	x
1723A-OMP-ZZ-ZZ-DR-A-7000	Wintergardens - North East elevation (to Canal)		A0	x
1723A-OMP-ZZ-01-DR-A-7001	Opposing windows diagram	1:100	A1	x
1723A-OMP-ZZ-ZZ-DR-A-7002	Perforated metal screens on the South elevation		A1	x
1723A-OMP-MDI-XX-DC-A-0001	Master Document Index		A3	x
1723A-OMP-HQA	Housing Quality Assessment		A3	x
1723A-OMP-Schedule	Schedule		A3	x
1723A-OMP-Building Life Cycle Report	Building Life Cycle Report		A4	x
1723A-OMP-Design Statement	Design Statement		A3	x
1723A-OMP-Design Statement-Section 7	Design Statement-Section 7		A3	x

## Murphy Surveys

Drawing Name	Drawing Number	Scale	Sheet size
Topographical Survey	MSL26096-T-3D-01-REV 4	1:250	A1
Topographical Survey	MSL26096-T-3D-02-REV 4	1:250	A1
Topographical Survey	MSL26096-T-3D-03-REV 4	1:250	A1
Elevations	MSL26096-EL-REV 4-01	1:250	A1
Elevations	MSL26096-EL-REV 4-02-06-07-08-09	1:250	A1
Elevations	MSL26096-EL-REV 4-03	1:250	A1
Elevations	MSL26096-EL-REV 4-04-05	1:250	A1

## Waterman Moylan Engineering Consultants

Document No.	Document Title	Size	
P010	Proposed Site Location Map	A1	-
P100	Proposed Levels & Road Layout	A1	-
P130	Proposed Sightlines	A1	-
P150	Swept Path Analysis - Fire Tender	A1	-
P151	Swept Path Analysis - Refuse Vehicle	A1	-
P190	Typical Road Construction Details	A1	-
P195	Proposed Road Markings & Signage	A1	A
P200	Proposed Drainage Layout	A1	-
P201	Proposed Basement Drainage Layout	A1	-
P202	SUDS Layout and Details	A1	-
P210	Proposed Attenuation Tank Details	A1	-
P215	Proposed Hydrobrake & Petrol Interceptor Details	A1	-
P230	Public Surface Water Drainage Details	A1	-
P231	Private Surface Water Drainage Details	A1	-
P232	Public Foul Water Drainage Details - Sheet 1 of 2	A1	-
P233	Public Foul Water Drainage Details - Sheet 2 of 2	A1	-
P300	Proposed Watermain Layout	A1	-
P330	Water Supply Details - Sheet 1 of 3	A1	-
P331	Water Supply Details - Sheet 2 of 3	A1	-
P332	Water Supply Details - Sheet 3 of 3	A1	-
P350	Proposed Overland Flood Route	A1	-
r.001	Engineering Assessment Report	A4	-
r.002	Flood Risk Assessment	A4	-
r.005	Outline, Construction, Demolition and Environmental Waste Management Plan	A4	-
r.006	Planning Stage Structural Report	A4	-
200027RPT001	Quality Audit	A4	2



## **ILTP Consulting**

- Traffic and Transportation Assessment and Mobility Management Plan
- DMURs Compliance Statement

## **IN2 Engineering**

### **Drawings:**

D2012-IN2-00-00-DR-ME-0201: Mechanical & Electrical Services Installation Site Plan

### **Documents:**

Energy analysis report

Microclimate wind analysis and pedestrian comfort report

Site Lighting Report

Sunlight and Daylight analysis

Utilities Report

## **Whitehill Environmental**

- Natura Impact Assessment
- Ecological Impact Assessment

## **Brian Keeley**

- Bat Assessment

## **Modelworks**

- Verified Photomontages and CGI's

## **Macroworks**

- Townscape and Visual Impact Assessment

## **IAC Archaeology**

- Archaeological Assessment

## **Molloy & Associates**

- Architectural Heritage Impact Assessment

## **AWN Consulting**

- Operational Waste Management Plan

## **LIV Consult**

- Build to Rent Market Justification Report

## Appendix B Irish Water Confirmation of Feasibility Letter



Stephen Dent-Neville  
Waterman Moylan  
Eastpoint Business Park  
Block S  
Alfie Byrne Road  
Dublin 3  
D03H3F4

Uisce Éireann  
Bosca OP 448  
Oifig Sheachúda na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448  
South City  
Delivery Office,  
Cork City

[www.water.ie](http://www.water.ie)

30 January 2020

Dear Stephen Dent-Neville,

**Re: Connection Reference No CDS20000427 pre-connection enquiry -  
Subject to contract | Contract denied**

**Connection for Housing Development of 200 unit(s) at Phibsborough Road, Dublin 7.**

Irish Water has reviewed your pre-connection enquiry in relation to a water and wastewater connection at Phibsborough Road, Dublin 7.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

### **Water:**

New connection to the existing network is feasible without upgrade.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

### **Wastewater:**

New connection to the existing network is feasible without upgrade.

The development has to incorporate **Sustainable Drainage Systems/ Attenuation** in the management of stormwater and to reduce surface water inflow into the receiving combined sewer. Full details of these have to be agreed with Dublin City Council.

### **Strategic Housing Development:**

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

Síúirtheoirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Brendan Murphy, Maria O'Dwyer, Yvonne Harris  
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thailbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86  
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

OP 448

88/0017

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **[www.water.ie/connections](http://www.water.ie/connections)**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Deirdre Ryan from the design team on 022 54620 or email [deiryan@water.ie](mailto:deiryan@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Maria O'Dwyer**

**Connections and Developer Services**

## Appendix C Irish Water Statement of Design Acceptance Letter



Stephen Dent-Neville  
Eastpoint Business Park,  
Block S, Alfie Byrne Road  
Dublin 3, Co. Dublin D03H3F4

20 January 2021

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

**Re: Design Submission for Phibsborough Road, Dublin 7, Dublin (the "Development")  
(the "Design Submission") / Connection Reference No: CDS20000427**

Dear Stephen Dent-Neville,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) ([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Garcia  
Email: [agarcia@water.ie](mailto:agarcia@water.ie)

Yours sincerely,

**Yvonne Harris**  
Head of Customer Operations

## Appendix A

### Document Title & Revision

20-011 - P010 - Proposed Site Location Map  
20-011 - P200 - Proposed Drainage Layout  
20-011 - P201 - Proposed Basement Drainage Layout  
20-011 - P232 - Public Foul Water Drainage Details - Sheet 1 of 2  
20-011 - P233 - Public Foul Water Drainage Details - Sheet 2 of 2  
20-011 - P300 - Proposed Watermain Layout  
20-011 - P330 - Water Supply Details - Sheet 1 of 3  
20-011 - P331 - Water Supply Details - Sheet 2 of 3  
20-011 - P332 - Water Supply Details - Sheet 3 of 3

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.*



## Appendix D Vacant Site Letter

Dublin City Council entered the site onto the vacant sites register on 28 November 2017 (ref. no. VS-0048). A copy of the notice of entry is attached. The decision made by An Bord Pleanála on the appeal against that entry (ref. no. PL29N.300593) is the subject of ongoing legal proceedings (ref. High Court 2018 No. 579JR). In that context, Dublin City Council and An Bord Pleanála have both determined that the site is "suitable for the provision of housing".

Council File, P.47



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Phleanála & Forbairt Maoin,  
Bloc 4, Uirlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department,  
Block 4, Floor 3, Civic Offices  
Wood Quay, Dublin 8

Tel: (01) 222 3638 Fax: (01) 222 2278  
Email: [vacantsites@dublincity.ie](mailto:vacantsites@dublincity.ie)

**PRIVATE & CONFIDENTIAL**

Bindford Limited  
24-26 City Quay  
Dublin 2

28<sup>th</sup> November 2017

Re: Notice of Entry on the Vacant Sites Register  
Site at: 113 Phibsborough Road, Dublin 7

Dear Sir/ Madam,

I am writing to advise you that the above site has now been entered on the Vacant Sites Register and attach herewith the Notice of Entry on the Register.

The Vacant Sites Register may be inspected during normal office hours at the Dublin City Council planning counter, located on the ground floor of Civic Offices, Wood Quay, Dublin 8 or alternatively, on the Dublin City Council Website [www.dublincity.ie](http://www.dublincity.ie).

The vacant sites levy shall be payable in arrears by the owner, each year beginning on 1<sup>st</sup> January 2018, in respect of a vacant site that stands entered on the Register on 1<sup>st</sup> January 2018. The levy is 3% of the market value of the property and details of the market value estimated for the above site will be forwarded to you under separate cover.

Further information is available on:  
<http://www.dublincity.ie/main-menu/services-planning/vacant-sites>

**Appeals Process:**

As the reputed owner of a site that is entered on the Vacant Sites Register under section 6(2) of the Urban Regeneration and Housing Act 2015, you may appeal against such entry to **An Bord Pleanála** within 28 days of the date of this notice. The burden of showing that the site, or the majority of the site, was not vacant or idle for the preceding 12 months prior to entry on the Register, is on the owner of the site.

An Bord Pleanála will notify Dublin City Council of the outcome of the appeal and Dublin City Council will amend the Register as appropriate, depending on the outcome.

Should you wish to discuss any of the above in further detail, please contact Brian Teehan on (01) 222 3638.

Yours faithfully,

Helen McNamara  
Senior Executive Officer  
Active Land Management Unit

Cc'd: Ms. Ann Mulcrone, Reid Associates  
2 Connaught Place, Crofton Road  
Dun Laoghaire, Co. Dublin

Ceannofig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8, Éire  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 [www.dublincity.ie](http://www.dublincity.ie)

**DUBLIN CITY COUNCIL**

**URBAN REGENERATION AND HOUSING ACT 2015,  
SECTION 7(3)**

**NOTICE OF ENTRY ON THE VACANT SITES REGISTER.**

**To: Bindford Limited**

Dublin City Council as Planning Authority being of the opinion that the site referred to hereunder is a Vacant Site within the meaning of the Urban Regeneration and Housing Act 2015 sections 5(1(a)) & 5(2), hereby gives notice that the particulars of the said site have been entered on the Vacant Sites Register in accordance with the provisions of Section 6(2) of the Urban Regeneration and Housing Act 2015.

You, the reputed owner may within 28 days after the date of this notice appeal in writing against such entry, under section 9 of the Urban Regeneration and Housing Act 2015, to an Bord Pleanála, 64 Marlborough Street, Dublin 1.

Dated this 28<sup>th</sup> November 2017.

P. Clegg

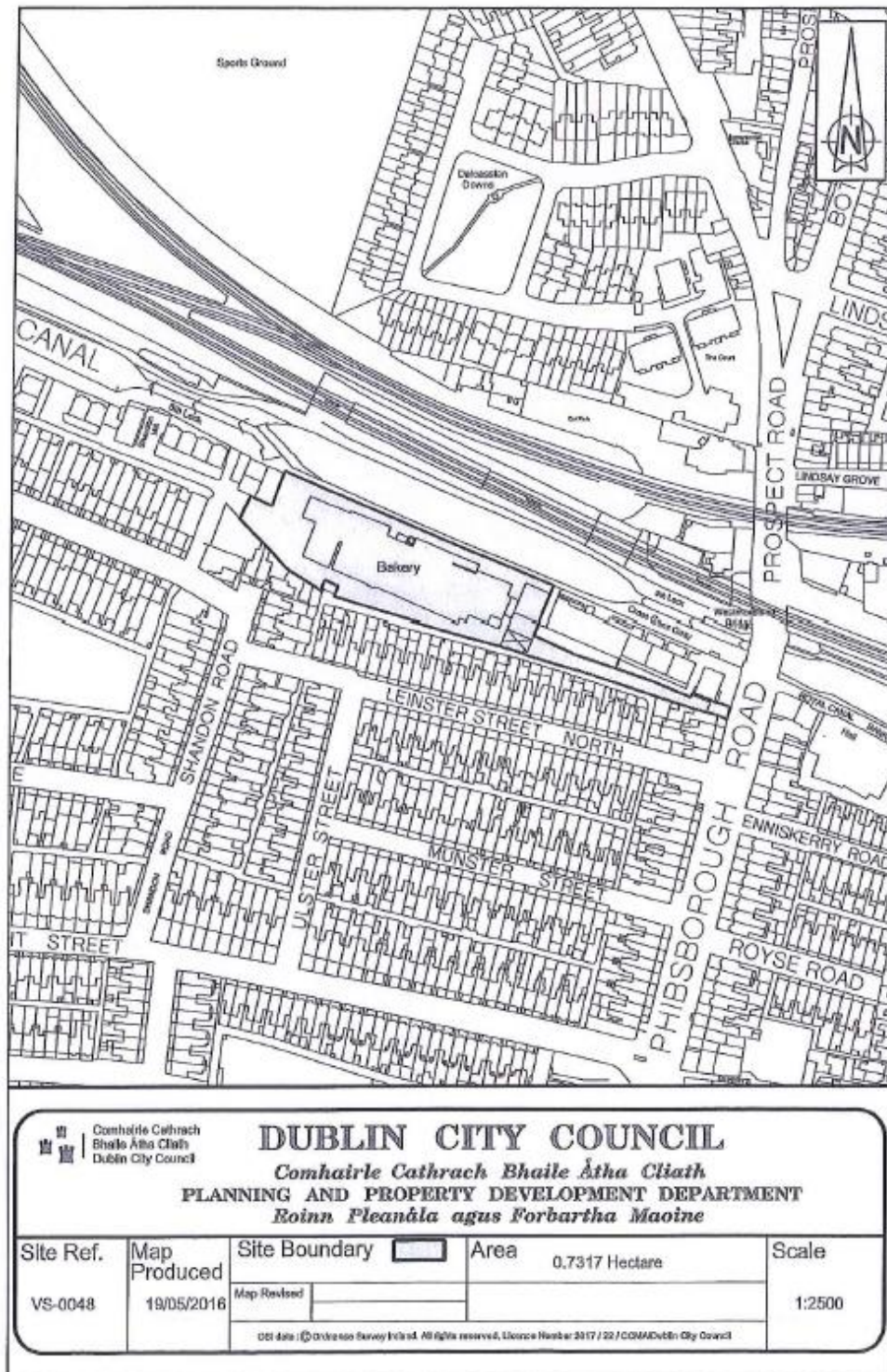
Paul Clegg  
Executive Manager

**Address of Vacant Site**

**(Ref. No: VS-0048)**

**113 Phibsborough Road, Dublin 7  
(SEE MAP OVERLEAF)**

**Note:** Sites entered on the Vacant Sites Register shall be subject to a levy as provided for under Section 15 of the Urban Regeneration and Housing Act 2015.





## Appendix E Statutory Consultee Soft Copy Emails

Email from Irish Water's CDS Developer Liaison Team requesting a USB copy of SHD applications:

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**From:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Sent:** Tuesday 29 September 2020 10:00  
**To:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Subject:** SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to [CDSdesignqa@water.ie](mailto:CDSdesignqa@water.ie) ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Email from David Clements in the National Transport Authority requesting a CD copy of the application:

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**From:** David Clements <[David.Clements@nationaltransport.ie](mailto:David.Clements@nationaltransport.ie)>  
**Sent:** Tuesday 6 August 2019 16:06  
**To:** info <[info@mcgplanning.ie](mailto:info@mcgplanning.ie)>  
**Subject:** NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

**David Clements**  
Land Use & Transport Planner  
Transport Planning and Capital Investment



Dún Scéine  
Iveagh Court  
Harcourt Lane  
Dublin 2

Tel: + 353 (0)1 879 8305  
Email: [david.clements@nationaltransport.ie](mailto:david.clements@nationaltransport.ie)  
Web: [www.nationaltransport.ie](http://www.nationaltransport.ie)

Email from Orla Foster in Waterways Ireland requesting an electronic copy of the application:

**Caitlin Marley**

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**From:** Orla Foster <orla.foster@waterwaysireland.org>  
**Sent:** Wednesday 21 October 2020 10:00  
**To:** Caitlin Marley  
**Cc:** Heather Humphreys; John McKeown; AnnMarie Donnelly  
**Subject:** RE: SHD Planning Applications

Hi Cait

I confirm that an electronic version is preferable.

Please send to Heather Humphreys [heather.humphreys@waterwaysireland.org](mailto:heather.humphreys@waterwaysireland.org) who will distribute to the relevant staff in Waterways Ireland.

Regards

Orla

Email from Michael Murphy in the Department of Culture, Heritage and the Gaeltacht requesting a CD copy of the application:

**Saoirse Kavanagh**

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**From:** Manager DAU <Manager.DAU@chg.gov.ie>  
**Sent:** Thursday 20 August 2020 10:11  
**To:** Saoirse Kavanagh  
**Cc:** Customer Service  
**Subject:** FW: SHD Planning Applications

Tá an t-eolas sa ríomhphost seo faoi rún, chomh maith le gach comhad atá ceangailte leis, agus i gcomhair úsáid an duine nó an chórais a bhfuil sé dírithe air amháin. Má fhaigheann tú an ríomhphost seo trí bhotún, cuir scéal chugainn ag [webmaster@chg.gov.ie](mailto:webmaster@chg.gov.ie). Tá an ríomhphost seo arna sheiceáil ag scanóir víreas agus dealramh air go bhfuil sé glan.

The information in this email, and any attachments transmitted with it, are confidential and are for the intended recipient only. If you receive this message in error, please notify us via [webmaster@chg.gov.ie](mailto:webmaster@chg.gov.ie). This e-mail has been scanned by a virus scanner and appears to be clean.

Saoirse

We will of course accept a CD/USB stick. If I could ask you to send a copy of the cover letter to this email address (that deals with all planning related consultation matter) that would be fantastic.

Can I ask where the SHD is please ?

Thanks and regards

Michael Murphy

An Roinn Cultúir, Oidhreacht agus Gaeltachta  
Department of Culture, Heritage and the Gaeltacht  
Aonad na nIarratas ar Fhorbairt  
Development Applications Unit

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90  
Newtown Road, Wexford, County Wexford, Y35 AP90

Email from Ian Lumley in the Heritage Council requesting a CD copy of the application:

**Saoirse Kavanagh**

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**From:** Ian Lumley <heritage@antaisce.org>  
**Sent:** Thursday 27 June 2019 18:46  
**To:** Saoirse Kavanagh  
**Subject:** An Taisce consultation on SHD Planning Applications to An Bord Pleanála

| Saoirse,

An Taisce would be pleased to receive all future SHD documents in soft copy on a CD with a hard copy cover letter.

Thanks

Ian Lumley

Ger Croke in the Heritage Council requesting an electronic copy of the application:

**Saoirse Kavanagh**

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**From:** Ger Croke <gcroke@heritagecouncil.ie>  
**Sent:** Tuesday 24 September 2019 10:55  
**To:** Saoirse Kavanagh  
**Subject:** RE: SHD Planning Applications

Hi Saoirse

We would prefer to receive these applications by email if possible. A Cover letter with files attached would be the ideal scenario or else a link to where the files can be found.

Many Thanks

Martina  
On behalf of Alison Harvey, Planning & Development Officer

The planning team in the Arts council requesting an electronic copy of the application:

**Saoirse Kavanagh**

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**From:** Planning <planning@artscouncil.ie>  
**Sent:** Thursday 28 May 2020 14:46  
**To:** Brenda Butterly  
**Subject:** Automatic reply: Taylors Lane SHD

Thank you for contacting the Arts Council in relation to a planning application. As a prescribed body, we are specifically interested in capital projects that have any arts, cultural, cultural heritage or public art aspect to the proposed development.

During the current Covid -19 period of restrictions and working remotely, it is our preference to receive your relevant documentation via an online link. If that is not possible, you may post your documentation on a USB key or CD to Planning, Arts Council, 70 Merrion Square, Dublin 2.

Renewed thanks,  
Planning Team | Strategic Development Department | Arts Council

Yvonne Jackson from Failte Ireland requesting a CD copy of the application:

**Nicky Casey**

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**From:** planning applications <planning.applications@failteireland.ie>  
**Sent:** Wednesday 1 April 2020 12:27  
**To:** Nicky Casey  
**Subject:** Re: SHD Planning Applications to An Bord Pleanála

Hello Nicky,

Thank you for your e-mail.

Fáilte Ireland would prefer if possible to receive this information by e-mail. We have a dedicated e-mail address for planning information, applications, documentation etc. So, for all future planning related information please send by e-mail to [planning.applications@failteireland.ie](mailto:planning.applications@failteireland.ie) This will ensure the information/notifications will get to the Environmental & Planning Unit Team and reviewed in a timely manner.

However if this is not possible, please send by soft copy on a CD with a hardcopy cover letter to; Mr Shane Dineen, Manager of Environment & Planning, Fáilte Ireland, 88/95 Amiens Street, Dublin 1, D01 WR86.

Regards & thanks,

Yvonne

**Yvonne Jackson**

Product Development-Environment & Planning Support | Fáilte Ireland  
Áras Fáilte, 88/95 Amiens Street, Dublin 1. D01WR86  
T +353 (0)1 884 7224 | [www.failteireland.ie](http://www.failteireland.ie)



 Please consider the environment before printing this email