

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

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

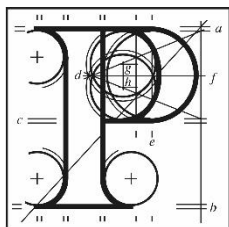
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	<b>48 Fitzwilliam Square, Dublin 2</b>
Company Registration No:	<b>589251</b>

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

Name:	<b>Declan Brassil &amp; Co. Ltd.</b>
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:	<b>Patrick McNabola</b>
Firm/Company:	<b>McCrossan O Rourke Manning Architects</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Kildare County Council</b>
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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:	<b>Capdoo</b>
Address Line 2:	
Address Line 3:	
Town/City:	<b>Clane</b>
County:	<b>Kildare</b>
Eircode:	<b>N/A</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>PRIME2 687718.6823, 728381.066</b>
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:	<b>11.442 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>Objective C (New Residential/Infill) Objective B (Existing Residential)</b>
Existing use(s) of the site and proposed use(s) of the site:	<b>Agriculture</b>

**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Main development site under the control of Ardstone Residential Partners Fund ICAV and Mr. James O'Donnell.</p> <p>Additional lands under the control of Kildare County Council also included</p>			
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.	<p><b>Ardstone Residential Partners Fund ICAV, Georges Court, 54-62 Townsend Street, Dublin 2.</b></p> <p><b>Mr. James O'Donnell, Capdoo, Clane, Co. Kildare</b></p> <p><b>Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare</b></p> <p><b>Letters of Consent enclosed</b></p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [✓]		
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p><b>N/A</b></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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>(Part of site only)</b>
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
04/1212	Two detached bungalows with detached garages and ancillary works	Refused
05/299	Detached bungalows with detached garages and ancillary works	Refused
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"/> ]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p><b>N/A</b></p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
<p>If the answer is "Yes" above, please give details:</p> <p><b>N/A</b></p>	

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

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

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

See attached Description of Development

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

**Enclosed:**

Yes: [] No: []

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

**Enclosed:**

Yes: [] No: []



## Description of the Proposed Strategic Housing Development

The development will consist of demolition of all existing structures on site, including 1 no. habitable house, agricultural structures and domestic sheds; development of 366 no. new residential units; a childcare facility (316sqm GFA approx.); a new Link Road connecting the R407 (College Road/Kilcock Road) to Capdoo Park and the R403 (Celbridge Road) beyond, incorporating cycle tracks and footpaths on both sides of the carriageway, together with a new roundabout on the R407 and all necessary upgrades to existing junctions and road realignments at both the R407 and Capdoo Park; associated internal access roads, pedestrian and cycle paths and linkages; open space; and, all associated site and development works.

The residential development consists of the following:

- 98 no. apartments arranged in 3 no. Apartment Blocks comprising 4 no. one-bed apartments and 32 no. two-bed apartments in four-storey Block 1 with balconies on north, south and west elevations; 18 no. two-bed apartments in three-storey Block 2 with balconies on north and south elevations and 12 no. one-bed apartments and 32 no. two-bed apartments in three-storey Block 3 with balconies on north, east, south and west elevations. One-bed apartments range in size from 48.9sqm to 58.4sqm Gross Floor Area (GFA) each with two-bed apartments ranging in size from 79.1sqm to 86.5sqm GFA each;
- 12 no. one-bed, two-storey, own door apartments, ranging in size from 53.1sqm and 59.2sqm GFA each;
- 36 no. two-bed apartments, 83.7sqm GFA each, with 36 no. three bed duplex units above, ranging in size from 119.2 to 120.4sqm GFA each, in three-storey terraces;
- 19 no. two-bed, two-storey terraced houses, 86.6sqm GFA each and 1 no. two-bed, dormer, semi-detached house, 99.2sqm GFA;
- 75 no. three-bed, two-storey terraced, semi-detached and detached houses, ranging in size from 104.3sqm to 123.2sqm GFA each;
- 77 no. four-bed two-storey, end of terrace and semi-detached houses ranging in size from 128.4sqm to 142.2sqm GFA each;
- 12 no. five-bed, three-storey semi-detached houses, 195.2sqm GFA each.

In addition to the new vehicular access created by the Link Road, the proposed development includes new vehicular accesses, at Local Road L5078 (Capdoo Commons) to the north of the site and at Capdoo Park to the south of the site. 2 no. semi-detached dwellings located on the eastern boundary of the site are accessed directly from the adjoining Rural Road.

A total of 605 no. car parking spaces, including 587 no. spaces serving the residential units with 18 no. spaces designated for use by the childcare facility, and a total of 704 no. bicycle spaces are proposed. The associated site and infrastructural works include foul and surface water drainage, attenuation areas, provision of a foul pumping station, open space, boundary walls and fences, internal roads, cycle paths and footpaths including future potential pedestrian and cycle linkages to established residential areas and surrounding road network to north, east and south.

## 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:	<b>PP4094</b>
Meeting date(s):	<b>12 June 2018</b>

### (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:	<b>ABP-302840-18</b>
Meeting date(s):	<b>30 November 2019</b>

### (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 meeting between DBFL, David Hall Water Services Engineer and Kildare County Council 25.04.2019.**

## 11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p><b>Irish Daily Star</b> <b>7 June 2019</b></p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p><b>7 June 2019</b></p>
<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>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p><b>Irish Water</b> <b>Transport Infrastructure 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>7 June 2019</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"/> ]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</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>	

## 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><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:</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 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><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 reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</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><b>Enclosed:</b></p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
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**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><b>Enclosed:</b></p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p><b>N/A</b></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:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	<b>0</b>	<b>0</b>
2-bed	<b>20</b>	<b>1,744.6</b>
3-bed	<b>75</b>	<b>8,599.4</b>
4-bed	<b>77</b>	<b>10,446.2</b>
4+ bed	<b>12</b>	<b>2,342.4</b>
<b>Total</b>	<b>184</b>	<b>23,132.6</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	<b>0</b>	<b>0</b>
1-bed	<b>28</b>	<b>1,494.2</b>
2-bed	<b>118</b>	<b>9,605.1</b>
3-bed	<b>36</b> <b>(own-door duplex units)</b>	<b>4,300.8</b>
4-bed	<b>0</b>	<b>0</b>
4+ bed	<b>0</b>	<b>0</b>
<b>Total</b>	<b>182</b>	<b>15,400.1</b>

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

(b) State total number of residential units in proposed development:	<b>366</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>38,532.7</b> <b>(39,517.3sqm including Internal Common Areas Apt Blocks 1,2 &amp; 3)</b>

**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>
Childcare facilities (49 no. of childcare spaces)	<b>316</b>
<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> :	<b>316</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>38,848.7</b>
(d) Express 15(b) as a percentage of 15(c):	<b>0.8%</b>

**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>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?		✓
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?		✓



<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>		✓
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>		✓
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	✓	
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>	✓	
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>	✓	
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>	✓	

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p>✓</p>	
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>	<p>✓</p>	
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>	<p>✓</p>	
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>	<p>✓</p>	
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p style="text-align: center;">✓</p> <p><b>Please refer to DBCL cover letter.</b></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> :	<b>1414 m<sup>2</sup></b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>1414 m<sup>2</sup></b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>38,848.7</b>

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

(a) State existing use of land or structure:	
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	
<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: [ ] No: [ ] N/A: [ ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	✓	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

**20. Water Services:**

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

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

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

Private Well:

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

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

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

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

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

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

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

**(D) Irish Water Requirements:**

Please submit the following information:

**Enclosed:**

(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.

Yes: [] No: []

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

**Enclosed:**

Yes: [] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: [] No: []

(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: [] No: []

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

## 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.
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**24. Application Fee:**

(a) State fee payable for application:	<b>€59,855.20</b>
(b) Set out basis for calculation of fee:	<b>Houses: 366 Units x €130 = €47,580</b>  <b>Creche: 316sqm x €7.20 = €2,275.20</b>  <b>EIAR = €10,000</b>
(c) Is the fee enclosed with the application?	<b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

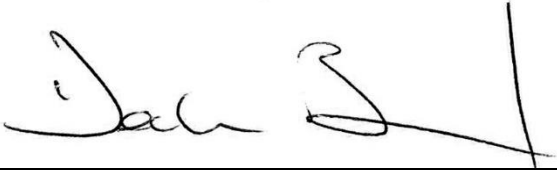
**25. Universal Design:**

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"/> ]
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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:	7 June 2019

## 26. Contact Details- Not to be Published

### Applicant(s):

First Name:	Ardstone Homes Ltd.
Surname:	
Address Line 1:	48 Fitzwilliam Square West
Address Line 2:	
Address Line 3:	
Town / City:	
County:	Dublin 2
Country:	
Eircode:	
E-mail address (if any):	<a href="mailto:steve.cassidy@ardstone.com">steve.cassidy@ardstone.com</a>
Primary Telephone Number:	(01) 614 1400
Other / Mobile Number (if any):	

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

Name(s) of Company Director(s):	Ciaran Burns, Donal O'Neill, Stephen Cassidy & Donal Mulcahy
Company Registration Number (CRO):	589251
Contact Name:	Stephen Cassidy
Primary Telephone Number:	(01) 614 1400
Other / Mobile Number (if any):	
E-mail address:	<a href="mailto:steve.cassidy@ardstone.com">steve.cassidy@ardstone.com</a>

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

First Name:	Declan
Surname:	Brassil
Address Line 1:	Declan Brassil & Co. Ltd
Address Line 2:	Lincoln House
Address Line 3:	Phoenix Street
Town / City:	Smithfield
County:	Dublin 7
Country:	
Eircode:	
E-mail address (if any):	<a href="mailto:declan@dbcl.ie">declan@dbcl.ie</a>
Primary Telephone Number:	
Other / Mobile Number (if any):	01 874 6153

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

<b>First Name:</b>	Patrick
<b>Surname:</b>	McNabola
<b>Address Line 1:</b>	McCrossan O'Rourke Manning Architects
<b>Address Line 2:</b>	Albert Place West
<b>Address Line 3:</b>	Harcourt Lane
<b>Town / City:</b>	
<b>County:</b>	Dublin 2
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	<a href="mailto:pmcnabola@mcorm.com">pmcnabola@mcorm.com</a>
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	01 478 8700

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

<b>Name:</b>	Please contact Declan Brassil & Co Ltd.
<b>Mobile Number:</b>	
<b>E-mail address:</b>	